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DESIGN GUIDELINES AND REGULATIONS

MISSION SAN JOSE HISTORIC OVERLAY DISTRICT

City of Fremont, California



Adopted May 26, 1998

Amended September 28, 1999

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DESIGN GUIDELINES AND REGULATIONS

MISSION SAN JOSE HISTORIC OVERLAY DISTRICT

City of Fremont, California

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City of Fremont

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INTRODUCTION

PURPOSE OF THE GUIDELINES AND REGULATIONS

The purpose of the Mission San Jose Historic District Design Guidelines and Regulations is to conserve the existing character of the Mission San Jose Historic Overlay District (Figure 1). They describe and illustrate how to design buildings and landscapes considered appropriate to the historic village context and, in doing so, they facilitate an expeditious project review process. This document is intended to help the developer incorporate required or recommended design features at the earliest possible stage in the project development process. The City's approving bodies will use these guidelines and regulations to measure the accept-

ability of a project. Projects that incorporate required or recommended design features will minimize delays caused by the need to redesign a project that does not meet the intent or requirements of the guidelines and regulations. Adoption of the Design Guidelines and Regulations is not intended to create non-conforming uses or structures; the Guidelines and Regulations are intended to apply to future alterations, additions and new development.

USE OF THE GUIDELINES AND REGULATIONS

The guidelines and regulations apply to all Fremont Register Resources (Figure 2), all commercial and institutional development, and to all multi-family housing developments in the Mission San Jose Historic Overlay District. The Guidelines and Regulations do not apply to the Ohlone Village shopping center at Washington Boulevard and I-680. They do not apply to single family homes unless those properties also are Fremont Register Resources or are within a Conservation district.

Some properties have been designated by the City of Fremont as Fremont Register Resources. These properties are subject to the Secretary of the Interior's Standards for Rehabilitation, which are included in the Appendix of this document. The Secretary's Standards for Rehabilitation allow some degree of flexibility and many of the general guidelines and regulations for the District provide illustrative examples of how to use the Standards.

As the title suggests, this document contains both mandatory regulations and interpretive guidelines, which allow more discretion in achieving the established goals and objectives for conservation of the District:

- The words "shall" and "will" mean that the requirement is a mandatory regulation. The requirement can only be overridden by the approval of a variance pursuant to Article 29 of the Zoning Ordinance or by means of a written finding by the appropriate approving agency. Such finding must

state that the proposed design meets the intent of the Design Guidelines and Regulations or that enforcement of the requirement would result in an economic hardship that outweighs the benefit to be gained by the strict application of the specific guideline or regulation or that the proposed design represents a better means to achieve the objectives intended by the specific guideline or regulation. Such findings must be supported by substantial evidence in the record.

- The word "prohibited" means an action that is not allowed. The prohibition can only be overridden by the approval of a variance, as described above.
- The word "should" means that the action is required unless a determination is made that the intent of the guideline is being satisfied by some other means or that the guideline can be set aside if the approving body recognizes overriding considerations.
- Words such as "may" and "encourage" are advisory. Projects whose design is responsive to the "encouragement" of such guidelines are generally more apt to secure discretionary approval by the City than are those that do not comply with the "encouraged" action.

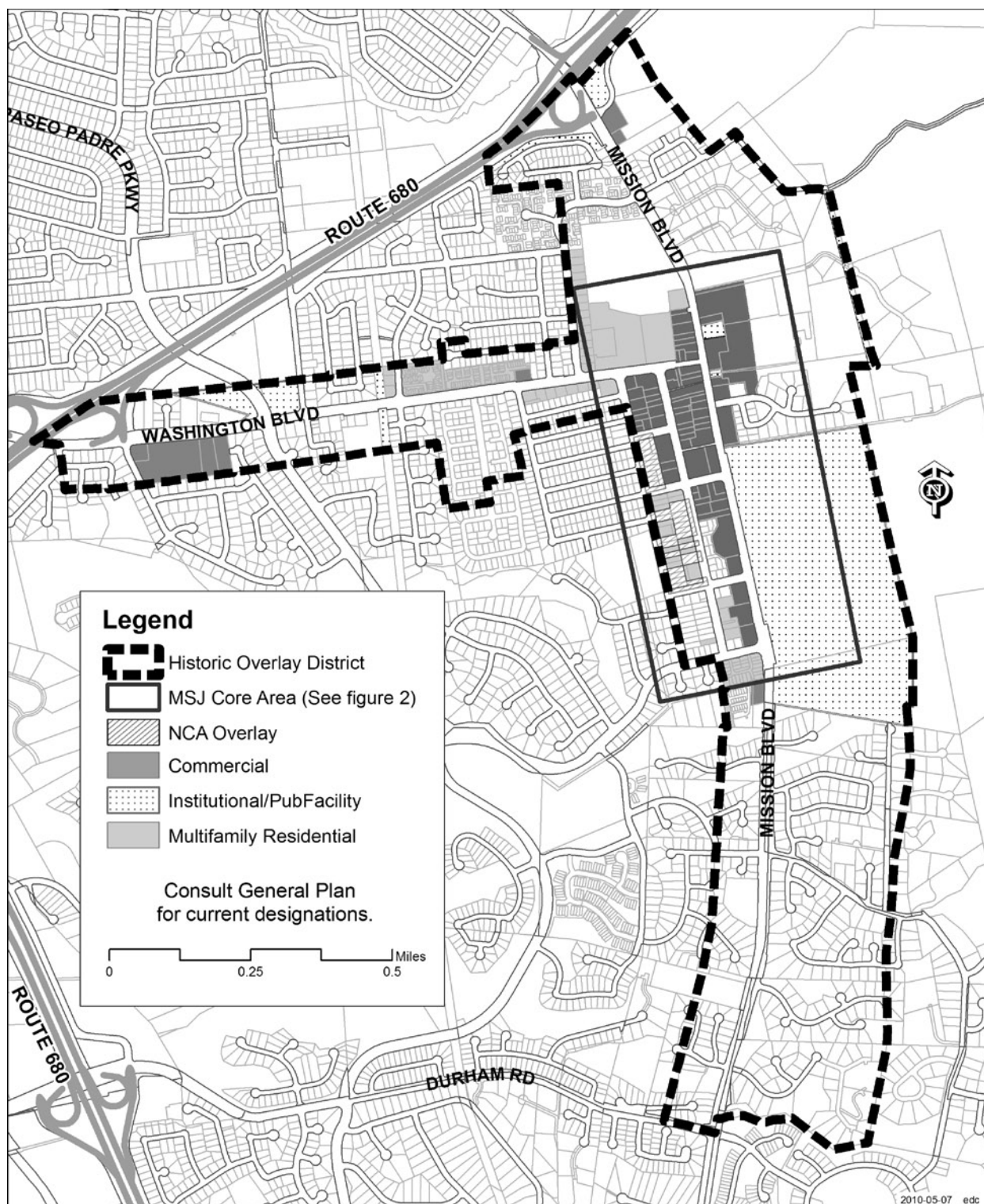


Figure 1. Mission San Jose Historic Overlay District

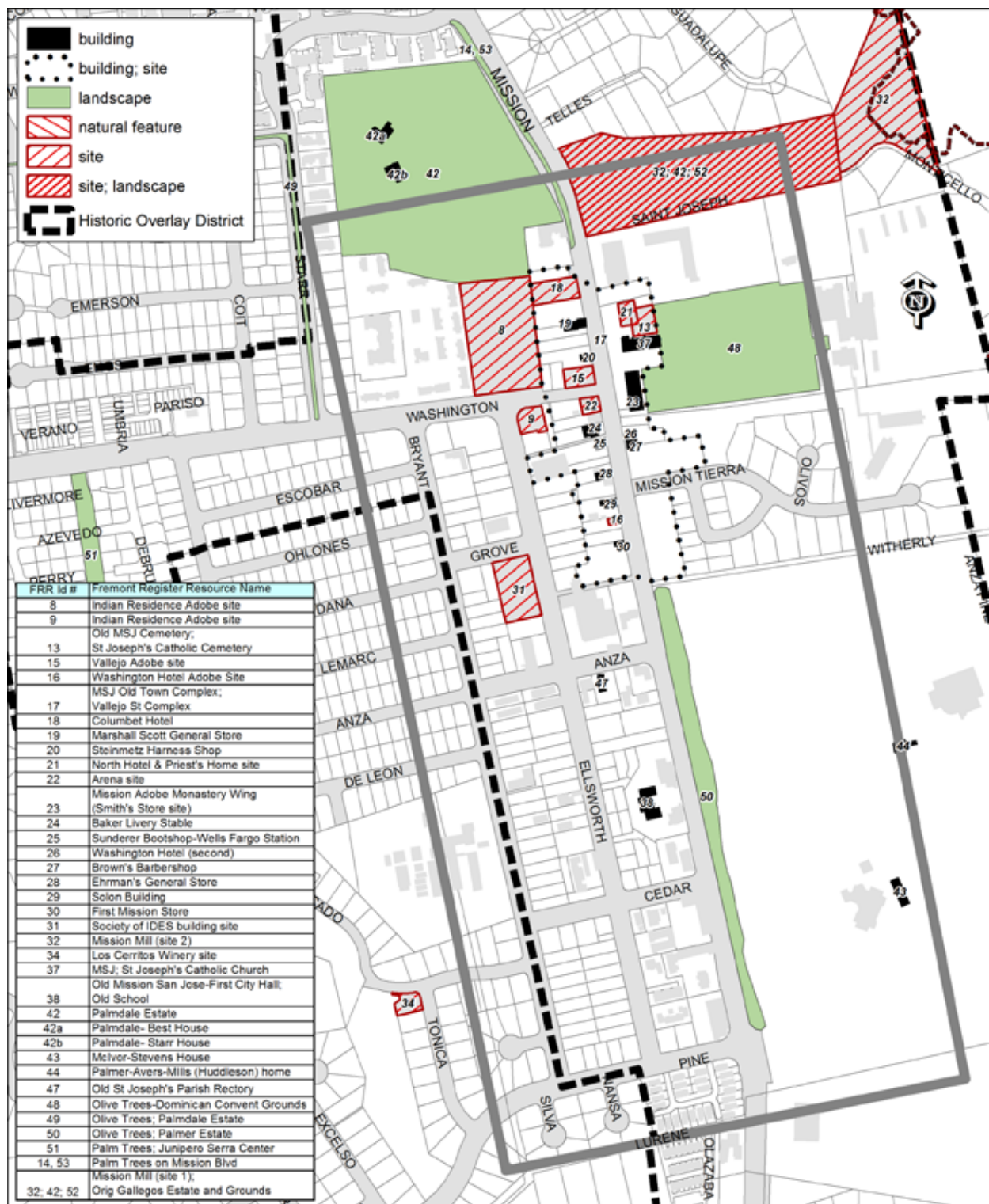


Figure 2. Core Area showing Fremont Register Resources

RELATIONSHIP OF THE GUIDELINES AND REGULATIONS TO OTHER CITY REQUIREMENTS

The guidelines and regulations augment and may supersede other ordinances, requirements and procedures of the City of Fremont for the development permit phase of a proposed project. For example, where this document requires or permits certain actions which are inconsistent with provisions of the Zoning Ordinance, the requirements of this document shall prevail.

Persons considering new or rehabilitation projects in the Mission San Jose District are advised to become familiar with the full scope of the City's regulatory mechanisms early in the application process. The specific nature of proposed projects will determine the applicable requirements as described in but not necessarily limited to the following:

1. City Zoning Ordinance

The City of Fremont Zoning Ordinance governs land use and includes standards for site development, parking and signs.

2. State Historical Building Code

The City of Fremont allows use of the State Historical Building Code which provides alternative ways to deal with building code requirements that would otherwise prove destructive when working with historic properties, such as for seismic retrofit, fire safety and exiting. A qualified historic resource is exempt from compliance with the State energy conservation standards.

3. Unreinforced Masonry (URM) Ordinance

The few unreinforced masonry structures in the district are subject to the earthquake retrofit requirements of the City's Unreinforced Masonry (URM) Ordinance, which provides a timetable and incentives, as well as standards, for compliance.

4. Access Requirements

Buildings providing local government services must be made accessible to persons with disabilities.

The State Historical Building Code takes precedence over other state regulations governing accessibility.

5. Other

Additional regulations and requirements may be applicable to a proposed project and staff should be consulted early in the development planning process to obtain all materials.

REVIEW PROCESS FOR COMPLIANCE WITH THE GUIDELINES AND REGULATIONS

All projects in the Mission San Jose Historic Overlay District are subject to review by one or more of the following City bodies:

1. Staff Review

The City's site plan and architectural approval agency is composed of staff from the Community Development Department's planning, building and engineering divisions, and the Fire and Police Departments. Staff reviews new projects, including exterior modifications to existing commercial buildings.

2. Historical Architectural Review Board (HARB)

HARB reviews exterior changes to Fremont Register Resources and the exterior features of proposed new commercial and multi-family development projects or additions to existing commercial and multi-family properties in all Historic Overlay Districts. When a project must also be reviewed by the Planning Commission or City Council, HARB acts only as an advisory body. Some minor exterior alterations to buildings in the Historic Overlay Districts are reviewed by staff only.

Under these guidelines and regulations, HARB will review for approval new single family and two family dwellings and side and front yard additions to single family or two family dwellings on property designated a Neighborhood Conservation Area on the General Plan.

3. Planning Commission and/or City Council

Projects required to be reviewed by the Planning Commission and/or City Council, such as General Plan Amendments and zoning changes, Conditional Use Permits and Planned Districts are assessed by staff for conformance with the Guidelines and Regulations prior to consideration by these bodies.

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GUIDELINES AND REGULATIONS

CONTEXT

The guidelines and regulations are based on an analysis of existing development patterns in the Mission San Jose Historic Overlay District, on a recognition of the importance of certain specific historic buildings and, as part of the ongoing efforts of committed citizens and property owners, on an understanding that physical and social change as part of the “flow of history” is necessary and desirable to maintain the vitality of a place. The guidelines and regulations acknowledge that past architectural history and present visual character establish the context within which new development and any modifications to existing buildings are to be designed. They promote a growing vision of a future for the historic overlay district as a distinctive and vital village community within the City of Fremont.

At the heart of the district is the Mission San Jose, established in 1797 as the fourteenth mission in Alta California. It was destroyed by the 1868 earthquake, together with most of the surrounding adobe structures, and was rebuilt to its present configuration in 1985 (Figure 3).



Figure 3. The Mission San Jose, Heart of the Historic District

The area surrounding the Mission San Jose reflects a rich past extending from the prehistoric Ohlone Indian period, to the Mission and Rancho Periods, the Gold Rush days, the Victorian era, the agricultural era and the period of postwar urbanization. The fire of 1884 burned early wooden Gold Rush era facades and the 1894 fire destroyed Victorian era structures. However, typical structures from each period do survive, including the reconstructed church.

Heritage trees also remain, including olives from the 1820's and earlier, eucalyptus from the Gold Rush, citrus from the agricultural heyday, and palm trees from the 1920's. Today, the area has grown to include the large properties of the Sisters of the Holy Family, the Dominican Sisters and Ohlone College with the Gary Soren Smith Center for the Fine and Performing Arts, as well as public cultural facilities such as the Olive Hyde Gallery and the Museum of Local History.

The small town of Mission San Jose was incorporated as a part of Fremont in 1956. In both the California Historic Resource Inventory and the City of Fremont General Plan, the historic Mission San Jose area is referred to as the Mission San Jose Old Town Vallejo Street Complex. Mission Boulevard, the "main street," was once Vallejo Street. More complete information on the history of the Mission San Jose District is to be found in the "Report by the Mission San Jose Area Study Group," May 1995, and in the recently published "Two Centuries at Mission San Jose, 1797-1997," by Philip Holmes, The Fremont Museum of Local History, 1997.

The visual character of the core area of the Mission San Jose Historic Overlay District reflects the dominance of the mission itself and most of the historic resources within the adjacent blocks. Religious buildings, commercial stores and offices are all freestanding and are surrounded by landscaped open space, which imparts an informal and semi-rural character to the district, particularly along Mission Boulevard (Figure 4). Some newer shopping centers and multifamily housing projects, which have begun to erode this character, are located along side streets and along Ellsworth Street.

Parcels facing Mission Boulevard are typically long and narrow. Small commercial buildings hug the sidewalk. Interspersed between some commercial buildings are residences, which are set back from the front property



Figure 4. Historic buildings along Mission Boulevard are separated by landscaped open spaces.

line. In some cases, the residences have been converted to offices and stores, and their front yards have been turned into courtyards which provide pedestrian access to the surrounding buildings. Sometimes sideyards are used for parking and/or access to rear lot parking.

Most of the commercial buildings have wood or stucco exteriors. Architectural styles include American Period Gold-Rush false front and painted Victorian, Mission Revival, and Monterey and Spanish Colonial Revival. Most of the buildings are small. The few larger buildings, such as the historic Old School, are articulated into smaller units that greatly reduce their apparent scale. Most buildings have simple rectilinear plans and simple, gable roofs.

The landscape character of the district also is noteworthy. Palm trees line Mission Boulevard (Figure 5) and along Washington Boulevard announce arrival into the community from the north and west. Other important landscaping includes the large, informally spaced trees lining 43344 Mission Boulevard (second Washington Hotel), the numerous specimen heritage trees on the grounds of the Sisters of the Holy Family and the Dominican Sisters property, a double row of olive trees (some of which date to the late 1800's) along the frontage of Ohlone College on Mission Boulevard, and the palms along Mission Creek just north of St. Josephs parish house.

The Mission San Jose District was once a discrete village with the mission at its heart. It was the first European settlement in Alameda County and, potentially, the core area still retains enough intact historic buildings and resources of significance to qualify for nomination as a National Historic District. The Mission San Jose historic core area's unique character springs from a mixture of building scales (larger scale religious institutions, smaller scale commercial buildings), a mix of commercial and residential structures, a variety of setbacks (creating inviting open spaces between and in front of buildings), and a rich diversity of architectural styles reflecting the development of the area over a 200 year period. These elements create a visually distinct "village" streetscape of buildings and open, landscaped areas, in contrast to the "Main Street" development pattern found in other older commercial core areas.

The vision is one of an ongoing beautification process, of the continuing preservation of historic sites and structures, of thriving commercial establishments, of reduced



Figure 5. Palm trees line Mission Boulevard approaching the Core Area of the District from the north.

auto speed and congestion, and of an inviting walking environment.

The vision is one of a wide variety of commercial establishments that complement the historical and cultural elements in the district, including Old Mission San Jose (religious and cultural events), Ohlone College and its Performing Arts Center and amphitheater, Art Centers (studios and galleries), and Reception Centers (weddings and corporate functions).

Finally, the vision is of a dynamic, picturesque and friendly community that is recognized on the local, regional, state and even national level for its historical, cultural, and commercial amenities.

To implement this vision of a revitalized historic village, the guidelines and regulations incorporate incentives for the development of retail, service and office uses in simple buildings with varying heights and roof slopes and with small, usable courtyards (Figure 6). Businesses and specialty shops should be located and designed to complement each other and to reinforce the village image. Restaurants and cafes should take advantage of the area's benign climate by creating outdoor eating areas. Plentiful public and private open spaces should be designed to provide sunny and shady places to sit. There should be continuous sidewalks with pedestrian amenities, including street trees, and gateway features marking important entrances to the community. Secure bicycle racks and storage facilities that meet the criteria of bicycle users can be part of both publicly and developer funded improvements for courtyards, sidewalks and parking areas. Some pedestrian lanes and linkages already exist in the core area and other interconnections between courtyards, parking areas, and public sidewalks should be developed. There should be more shared public and private parking lots, particularly to serve existing businesses which may lack sufficient on-site parking and to allow more intensive development surrounding courtyards.

The single-family, village character of the residential neighborhood surrounding the commercial core should be retained and multifamily housing development should be made compatible with this character. To implement this vision, the guidelines and regulations for multifamily housing address issues of neighborhood compatibility, architectural style, building materials, privacy and security.



Figure 6. Courtyards with cafes are encouraged.

COMMERCIAL PROPERTIES

Introduction:

Most commercial properties are located within the core area of the Mission San Jose Historic Overlay District. However, there are commercially zoned properties outside the core area both on Mission Boulevard and on Washington Boulevard. Outside the core area, the guidelines and regulations for commercial properties are to be used with a greater degree of interpretation in consideration of adjacent, more recently built commercial development.

1.0 SETBACKS

Intent:

Setbacks are areas, usually mandated by a zoning ordinance, that are left open as front, side, or rear yards for landscaping or, in some cases, surface parking. Historically, commercial buildings along the west side of Mission Boulevard were built to the front property line and houses

were set back from the street. Today, some of these houses have been converted to commercial use and the front yard setbacks remain as landscaped front yard areas. The juxtaposition of storefronts immediately adjacent to the sidewalk and other commercial uses set back from the street creates what are, in effect, courtyards. The Community Commercial zoning does not require a front yard setback.

The guidelines and regulations for setbacks are intended to protect and promote this historic pattern not only along Mission Boulevard but also along other streets in the Historic Overlay District, especially in the core area (Figure 7). It should be noted that some of the existing development along lower Washington Boulevard establishes a different pattern that may make some of the guidelines and regulations for setbacks less appropriate.

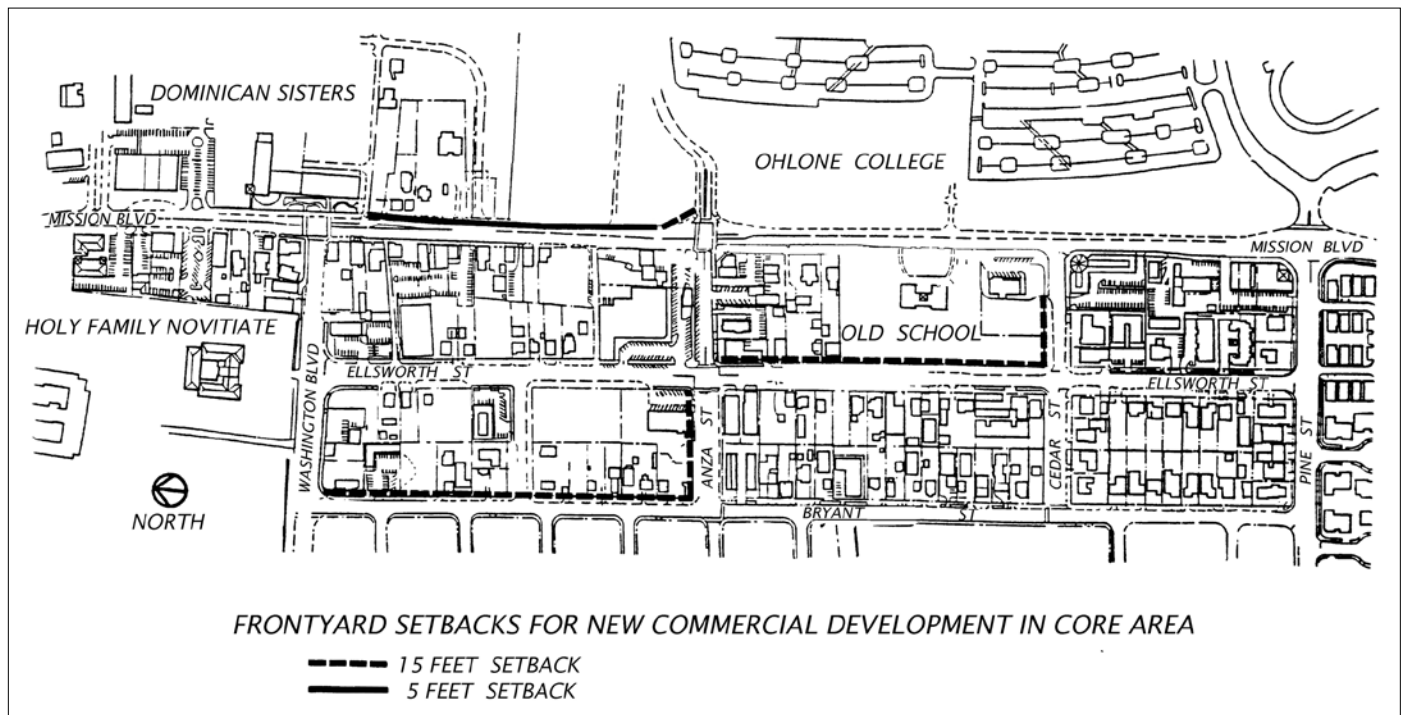


Figure 7. Guidelines for front yard setbacks for commercial development in the core area are intended to conserve historic context of the district.

1.1 Frontage Setbacks on West Side of Mission Boulevard

- a) Between Anza and Cedar Streets, a variation in setbacks is encouraged for new development.
- b) Buildings along the remaining blocks on the west side of Mission Boulevard should be located at the property line, except where outdoor seating and courtyard areas along the frontage are designed into the project.

1.2 Frontage Setbacks on East Side of Mission Boulevard

On the east side of the street, the approximately 5 foot front yard setback of the existing buildings at 43344 Mission Boulevard (second Washington Hotel) should be maintained to a point approximately 150 feet north of the Anza Street intersection, where the roadway becomes wider. Along this wider portion of Mission Boulevard, the front yard setback on the east side of the roadway should be increased to 15 feet.

1.3 Frontage Setbacks on Side Streets

- a) On Anza Street, Cedar Street, Bryant Street and Ellsworth Street, where commercially zoned properties are across the street from residentially zoned properties, commercial buildings should generally be set back 15 feet. However, in order to create a varied and visually interesting streetscape, encroachment of entrance features and other building elements into this setback is encouraged (See figure 7).
- b) Front yard setbacks for commercially zoned properties that are not across from residentially zoned properties shall be that established by the Zoning Ordinance, which is a “required minimum of zero feet” for community commercial (Sec. 8-21104e). However, the zoning ordinance does allow front yard setbacks for commercially zoned properties, and these front yard setbacks may be appropriate where they allow outdoor seating, cafe seating, bicycle parking and other such uses (see Guideline 1.6).

1.4 Side yard Setbacks

- a) Where there is an existing side yard setback on the adjacent property, a side yard setback of 5 feet should be provided in order not to create a blank fire wall facing the existing side yard. A 5 foot side yard setback also should be provided where the adjacent property is undeveloped.
- b) Where a blank fire wall already exists on the adjacent property, no side yard setback should be required and development may be located at the side property line.

1.5 Courtyard Setbacks

A building or portion of a building may be set back from the front or side property lines to create an outdoor courtyard. For example, an “L” shaped building and another building together could border such a courtyard (Figure 8). No minimum or maximum setback is required to create a courtyard.

Additional guidelines on courtyards are found in section 2.0, Courtyards and Public Landscape Areas and in section 3.0, Floor Area Ratio.

1.6 Intrusions into Front Yards

Certain architectural intrusions into the front yard setback area may be necessary, including additions necessary for compliance with the requirements of the Americans With Disabilities Act (ADA) and for minor improvements to entrances consistent with the architectural features of the building to meet building code and commercial occupancy requirements.

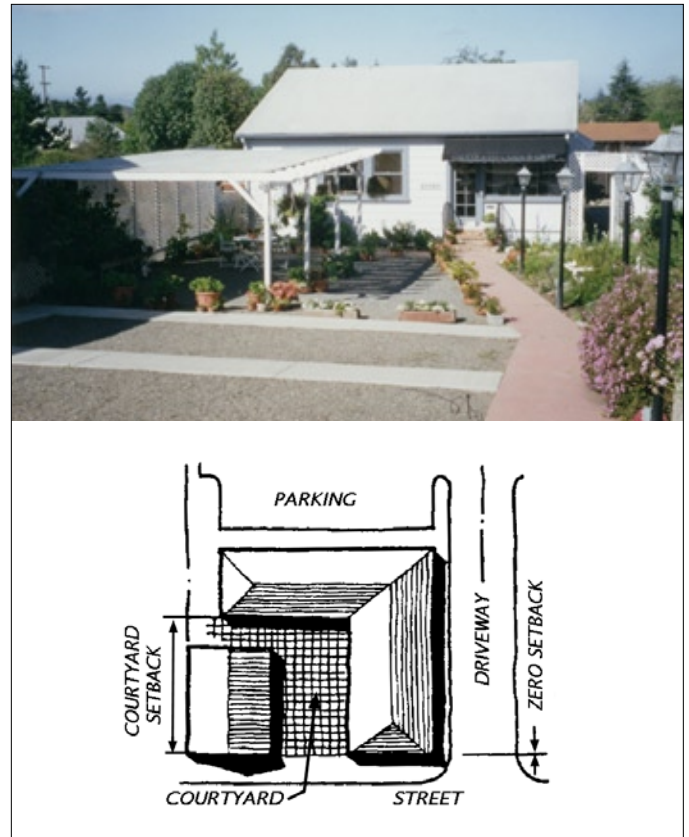


Figure 8. Buildings or portions of buildings are set back to create courtyards.

1.7 Landscape Treatment of Front Yards

- a) Front yard setbacks may be enclosed by a visually open picket fence or wrought iron fence and gate, not to exceed 4 feet in height. Fencing may be placed at or near the front property line.
- b) [editors note: Reserved]
- c) Hardscape elements, such as special paving for seating and outdoor eating may replace all or part of the available lawn and plant areas in the front yard setback. Planter boxes and potted plants also may be used in addition to or in place of more traditional landscape planting.
- d) Parking, other than racks and storage facilities for bicycles, shall not be located in front yard setback areas.

2.0 COURTYARDS AND PUBLIC LANDSCAPE AREAS

Intent:

The district is distinctive for its formal and informal courtyards which, in general, are framed by free-standing buildings. The term “courtyard” is not intended to imply a particular design style or landscape character. Courtyards can vary in size from very small to quite large, but all true courtyards provide amenities for people to linger, including natural light, available shade, and comfortable seating. In a commercial district, they are perceived as being particularly supportive of public life by providing pleasant places where people may pause as they go about their activities. Courtyards offer opportunities for day and evening events including open air music and receptions.

Courtyards can provide more secure areas for bicycle parking than can public sidewalks and are supportive of many types of outdoor retail activity such as cafes and vending carts, as considered appropriate to the historic character of the District. Even though they may be privately owned, courtyards are intended to be accessible to the public during business hours. They are intended to be part of an extended system of interconnected walkways or pedestrian lanes through the district, especially in the core area.

Because of the importance of courtyards to the character of the District, a separate guideline/regulation section, 3.0 Floor Area Ratio (FAR), describes development intensity incentives to promote the creation of additional courtyards as part of new development. Section 3.0 also establishes special criteria for courtyard size and proportion that must be met to qualify for the FAR bonus. All courtyards, however, are expected to meet the following guidelines and regulations.

2.1 Area and Degree of Enclosure

- a) A courtyard space should be large enough to allow people to pause without blocking circulation and should be defined on at least two sides by building frontage. The remaining sides of a courtyard space may be defined by either a building frontage or a screening device such as an open picket fence or wrought iron fence not to exceed four foot in height. (Figures 9 - 10).

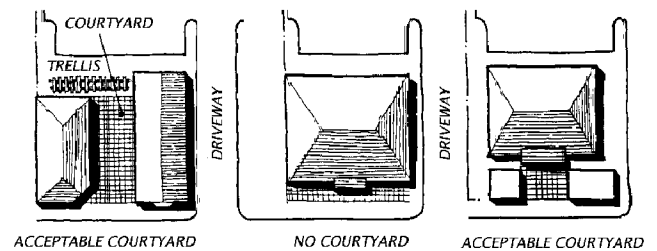


Figure 9. Courtyards are spaces enclosed on at least two sides by buildings.



Figure 10. Landscape elements such as a trellis can enclose one edge of a courtyard space.

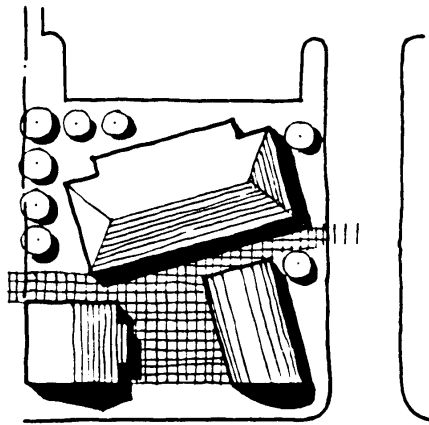


Figure 11. Not all courtyard spaces are strictly rectilinear.

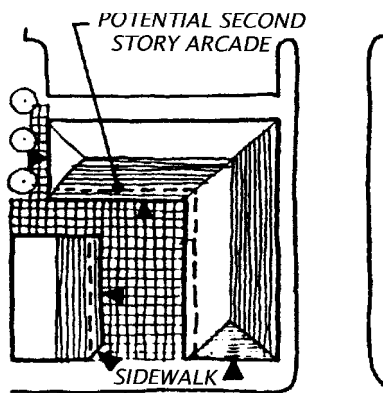


Figure 12. A variety of locations for entries are possible from courtyards and public sidewalks.

- b) Larger development projects may require larger courtyards. For example, the development at 123 Washington Boulevard (currently the Olive Hyde Gallery) has a courtyard of approximately 1700 square feet, which nicely accommodates periodic outdoor receptions. Therefore, there is no maximum or minimum square footage that necessarily defines a courtyard space.
- c) The required front or side yard setbacks (Guidelines 1.1-1.4) may be counted as part of a courtyard area. Pedestrian paths leading to courtyards shall not be counted as part of the total square footage.

2.2 Shape

- a) Courtyards are encouraged to be generally rectilinear in shape with a maximum length-to-width proportional relationship of 3:1.
- b) Buildings may be angled to open up courtyards and to create interesting juxtapositions of building masses, however, building facades should be parallel to the front property line (Figure 11).
- c) Both the size and shape of courtyards depend upon many specific design conditions, including building height, massing, orientation and circulation patterns.
- d) Courtyards which are bordered by both existing and new buildings are strongly encouraged.

2.3 Pedestrian Access

- a) Courtyards and connecting pedestrian paths should be designed to be an extension of public sidewalk improvements and should include lighting, trash receptacles and other features consistent with the public street improvements. Courtyards are encouraged to be open to public access at least during business hours, and should be landscaped to include trees, lighting and special paving materials (Figure 12).
- b) Where courtyards border on or are immediately adjacent to a public street frontage, they may be secured by a 3-4 foot high wrought iron or open, picket-type fence and gate.

-
- c) Courtyards also should be accessible by at least one additional pathway, such as from side or rear yard located parking.

2.4 Courtyard Features to Encourage Activity

- a) Courtyards should be made active spaces, in effect outdoor “public rooms,” by being the location for building and storefront entrances, outdoor seating, small shops and free-standing vendor carts or kiosks for selling items such as flowers, newspapers and food as approved through discretionary review to ensure compatibility with the overall ambiance of the historic village character of the Mission San Jose District (Figure 13).
- b) Ground floor uses that are encouraged for buildings framing courtyards include small retail shops and offices. Retail uses are encouraged for locations closest to the street. Cafes and restaurants are encouraged for locations where they enjoy good visibility and direct access to a courtyard or public sidewalk. Where they are located on the ground floor, office and service businesses are considered more appropriate for courtyard frontage when located farthest from the street.
- c) Landscape elements such as planting beds, potted plants and shade trees are essential elements because they make courtyards more attractive and active places.



Figure 13. Courtyards, whether formal or informal in style, are attractive places for people to gather in a commercial district.



Figure 14. The entry to this building onto a courtyard space is directly visible from the public sidewalk.

2.5 Security

Security considerations for building occupants and visitors are critical to the success of courtyards as “people places.” Consequently, courtyards should be designed to have controlled access points, good lighting of entrances and corridors, full visibility to and from recessed doorways for people entering and exiting, and the absence of places where individuals may hide, such as behind wide arcade columns or dense planting (Figures 14 and 15).

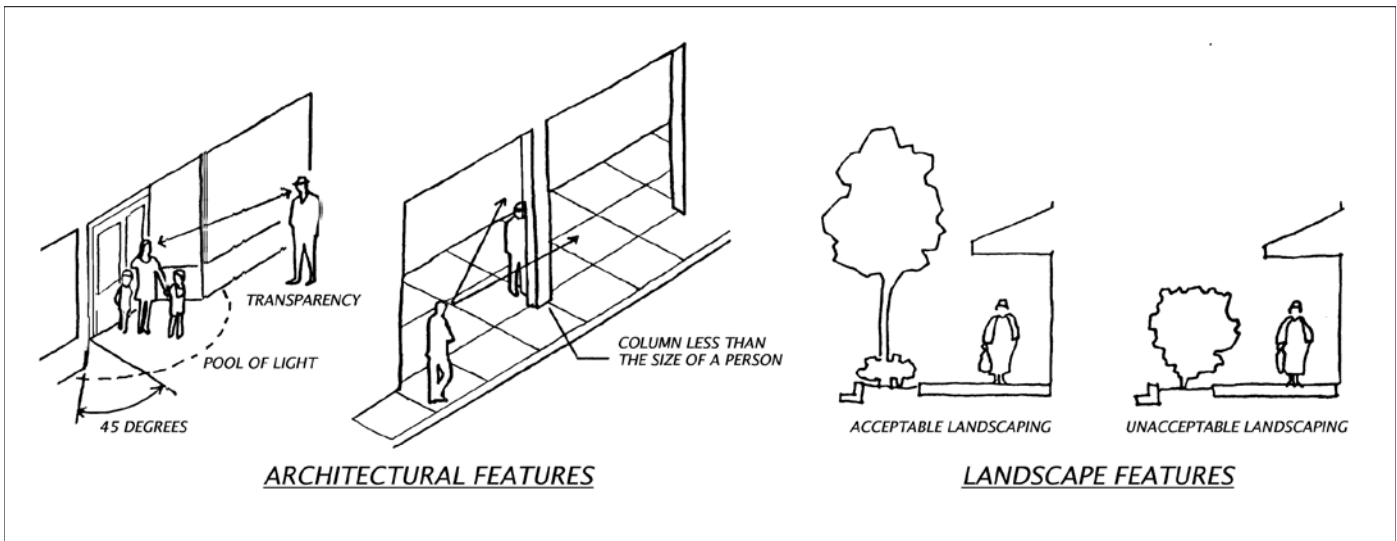


Figure 15. Outdoor areas feel more secure when they are fully visible to people who use them

2.6 Outdoor Dining on Public Sidewalks

The City allows chairs and tables to be placed on the public sidewalk immediately adjacent to an indoor cafe or restaurant, subject to a Public Works Encroachment Permit, a Zoning Administrator Permit, and compliance with the standards contained in the City’s Outdoor Dining Ordinance.

3.0 FLOOR AREA RATIO (FAR)

Intent:

The guidelines and regulations for allowing a higher floor area ratio than is currently permitted by the Zoning Ordinance for commercially zoned properties are intended to provide an incentive for the development of courtyards. The Zoning Ordinance for Community Commercial, C-C (Section 8-21104) allows a FAR of 0.50. FAR is defined as the ratio of total building area to lot area.

3.1 30% Increase in FAR

- a) Projects which create new, usable outdoor courtyard spaces, as defined in Section 2.0, Guidelines 2.1 and 2.2, and which meet the following special criteria shall be allowed up to a 30% increase in FAR (from 0.50 to a maximum of 0.65):
 - a minimum courtyard area of 400 square feet;
 - a rectilinear courtyard shape with a maximum length-to-width proportion no greater than 3:1;
 - a minimum of two building frontages that define the courtyard space;
 - a maximum relationship of increased building square footage to courtyard square footage of 3:1;
 - dedicated public access; and
 - public amenities including landscaping or architectural detail.
- b) Two adjacent properties could each obtain the higher FAR of 0.65 while sharing in the development of a common courtyard, provided that the maximum relationship of increased building square footage in each building is matched by new courtyard square footage according to the special criteria noted above. Proposed increases in FAR over 0.65 shall be subject to Section 8-22140.5 of the Zoning Ordinance.



Figure 16. Trellises, vendor stands, decks and outdoor eating facilities are not counted as part of the allowable FAR.

- c) Accessory structures without solid roofs that are located within a courtyard, such as trellises, and moveable vendor stands no larger than 25 square feet of ground area, shall be exempt from FAR calculations (Figure 16) and shall not be excluded when calculating courtyard square footage.

4.0 PARKING FACILITIES

Intent:

A part of the appeal of older places is that they were built when less land area was set aside for the car. Today it is not surprising that parking lots and widened streets present the greatest threats to the preservation of historic districts. The intent of the guidelines and regulations for parking facilities is to provide as much flexibility as is feasible and prudent in meeting the parking standards established by the City Zoning Ordinance, Title VIII, Article 20.

4.1 On-Site Locations

- a) On-site parking shall be located behind buildings or, where there is sufficient setback area for properties facing Mission Boulevard, in side yards.
- b) Parking also shall be allowed in the side yard adjacent to a driveway leading to rear yard parking or loading (Figure 17).
- c) Parking shall not be allowed in front yard setback areas.

4.2 Shared Parking

Individual curb cuts and driveways may be consolidated where feasible and allowed by the Zoning Ordinance, Section 8-22007 (mixed or joint use of parking spaces). Reciprocal access easements between participating property owners may be required to be recorded where such consolidation is approved.

4.3 Pedestrian Access

- a) Pedestrian connections between surface parking areas, public sidewalks and courtyards are encouraged. These connections should be clearly visible and obvious and, where they are on private property, should remain open to public use during business hours.
- b) Where feasible as part of new development, pedestrian walkways should be designed as part of surface parking lots to connect businesses with the adjacent residential neighborhoods.

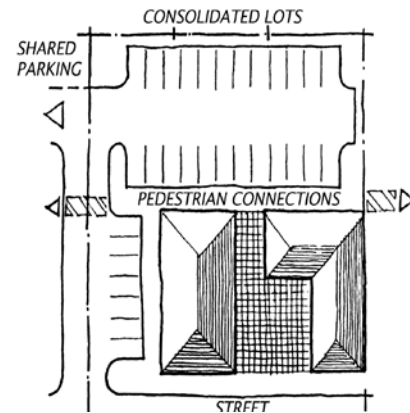


Figure 17. Limited parking in the sideyard and shared rear yard parking.

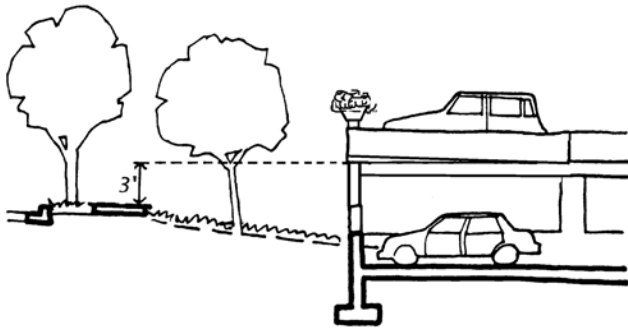


Figure 18. Parking decks are kept low and screened by landscaping and trellises.



Figure 19. A low hedge effectively screens parked cars.

4.4 Parking Structures

- a) Low parking structures may be considered for downward sloping properties on the west side of Mission Boulevard, provided that the surface of the top deck is no higher than 3 feet above the elevation of the sidewalk at the front property line (Figure 18).
- b) Parking structures should be set back from the front property line by a distance greater than the adjacent building setbacks and the lower deck of the structure should be depressed to minimize its visual impact on the street.
- c) Parking structures should be set back from the rear and side property lines by a minimum of 6 feet, regardless of the adjacent land use. Screening requirements for such structures are identified in the Zoning Ordinance, Section 8-22009.

4.5 Parking Lot Screening

Additions to commercial buildings of more than 25% of the existing floor area where there is existing surface parking located between the building and the public sidewalk shall require the creation of a landscaped area between the sidewalk and parking area. This area shall be planted to include a low hedge, maintained at a mature height of no more than 3 feet for the purpose of providing a visual screen as pursuant to Section 8-22009 of the Zoning Ordinance (Figure 19). Low walls around parking lots typically are not found in the district and are discouraged.

4.6 Parking for Additions to Existing Buildings

Existing buildings which were built when there was no parking requirement shall not be required to make up for any calculated parking shortage when use changes or additions are made. However, current parking requirements for the existing or proposed use (Section 8.22002b of the Zoning Ordinance) shall apply to any added square footage.

4.7 Parking District

- a) At some future time, owners may be allowed to meet parking requirements through in-lieu payments to a parking district if one is formed by the City pursuant to Section 8-22014 of the Zoning Ordinance.
- b) Parking district facilities may include a standardized directional sign system, to be commissioned by the City following the formation of a parking district.
- c) As part of a parking district signage program, compatibly designed directional signs for non-public parking may also be designed and made available to commercial property owners who wish to designate points of entry to off-street customer parking lots on private property. These guidelines and regulations also include a guideline for private parking lot directional signage (9.12a-b).

5.0 AREAS FOR SERVICE LOADING AND MECHANICAL EQUIPMENT

Intent:

The following guidelines and regulations for the design of areas used for service activities, loading and mechanical equipment are intended to protect nearby businesses, residents, pedestrians and motorists from noisy and unsightly activities.

5.1 Location and Screening of Loading Areas

- a) Where feasible, loading dock areas should be accessible from side streets or the back sides of buildings rather than from streets such as Mission Boulevard.
- b) Loading areas should be located and designed to minimize their visibility from the street and from adjacent properties. Landscaped walls and fences should be used to screen views of loading areas and dumpsters, especially where they are visible from nearby residences.

5.2 Location and Screening of Mechanical Equipment and Systems

- a) Mechanical equipment, including air conditioning units, pipes, ducts, vents, access doors, meters, transformers and other equipment which emits noise or exhaust or inhibits pedestrian activity should be located away from sidewalks and seating areas.
- b) Roof and ground mounted mechanical equipment and appurtenances are subject to screening requirements established by Zoning Ordinance Section 8-22148.1 (Mechanical Equipment).

6.0 BUILDING FORM AND HEIGHT

Intent:

The core area of the Mission San Jose District is characterized by narrow lots and narrow, often free-standing buildings separated by open yards. The intent of the guidelines for building height, articulation and roof form is to articulate new, larger development as smaller sized architectural units that are similar in scale, massing and proportion to historic buildings in the core area and that can be sited to form courtyard spaces (Guidelines 2.0).

6.1 Simple Building Forms

The historic massing pattern of simple, economical, rectilinear building forms with gable or hip roofs and broad overhangs should be maintained (Figure 20). Curved roof forms are acceptable (Figure 21). Roof materials are discussed separately under the guidelines for Materials (10.1).

6.2 Building Scale

Wall planes of buildings should not extend in one continuous horizontal direction for more than 30 feet without an articulated offset or interruption by a pilaster or structural frame, or by a change in roof line, or change in finish materials. Color changes can accent architectural breaks in wall plane, but as a design solution, shall not be used as the sole means to reduce building scale.

6.3 Blank Walls

Except for short distances, blank, unadorned walls extending along the ground floor street frontage are discouraged. Commercial street frontage should be the location for display windows and entries and should be finished with high quality materials and architectural ornamentation which highlight building elements and add visual interest for pedestrians and motorists.



Figure 20. Simple building forms and pitched roofs are encouraged.



Figure 21. A variety of roof forms is permitted.

6.4 Height of Commercial Buildings

New commercial buildings should not exceed 30 feet in height as measured to the ridge line or highest level of the roof. HARB or other approving bodies may make findings to allow building heights up to 40 feet, where such an increase in height allows a superior architectural design or enhances the historic character of the area. This guideline supersedes the zoning ordinance height limit as established in Sec.8-21822.1(d) in that it would allow approval of structures greater than 30 foot in height.

6.5 Parapets

Flat roof buildings should feature a distinctive roof line element such as a cornice or pediment. Level, stepped or arched parapets, preferably flanked by level sections of parapet walls, as well as Spanish detail roof ledges with tile roof coverings, are acceptable (Figure 22).



Figure 22. Parapets are encouraged with flat roofs.

7.0 DESIGN STYLES

Intent:

The Mission San Jose District has buildings dating from different historical periods with different architectural styles, including Mission Revival (43551 Mission Boulevard, the Old School), American Period Commercial False-Front, Victorian Era Queen Anne, Italianate, Gold Rush, English Country, and Bungalow. The intent of the guidelines and regulations for design style is not to promote any one style as being more historic than another. Rather, it is to recognize the diversity of historic styles that are present and to insure their respectful use in the design of new buildings as well as in the rehabilitation of existing buildings.

Architects are not required to identify a style in their design. In a vital, growing district, contemporary architectural

styles are considered valid as part of the flow of history. For the purposes of a common language and clarity of discussion, however, some examples and characteristics of the more predominant historic styles in the Mission San Jose District are provided below.

Mission Revival Style: Examples include 43551 Mission Boulevard (Old School) and the two office buildings surrounding the courtyard at 43195 Mission Boulevard. Features include post and beam construction, wood framed walls with textured and painted stucco, tile roofs, arched openings, and arcades with exposed roof rafters, broad overhangs, curving parapets, trellises and recessed fenestration (Figure 23).



Figure 23. 43551 Mission Boulevard. The Old School building is a good example of the Mission Revival style.



Figure 24. 43377 Mission Boulevard is a good example of an Italianate style building.



Figure 26. 152 Anza Street. The Old Rectory, which was moved to its present location, is a Victorian Era style building with a long side porch oriented to both the side and front yard.

American Period and Victorian Era Style: Examples include the false front, two story commercial building with a cut-away corner entry at 43377 Mission Boulevard, 43344 Mission Boulevard (second Washington Hotel) and the residence that has been converted to office use at 152 Anza Street. The Victorian era style encompasses both the Queen Anne and Italianate styles, which are characterized in the Mission San Jose District by painted horizontal clapboard siding, vertical windows with multiple panes, narrower proportioned second floor windows, window cornices and surrounds, hip roofs for two story buildings and gable roofs for one story buildings, decorative bracketed cornices and wrought iron or wooden picket fences (Figure 24).

7.1 Context

- a) New buildings, which can be in a contemporary design should be responsive to the context of the site, which is considered to include the height, width, proportions, materials, colors, and historic styles of surrounding buildings as well as the landscape character of surrounding sites. In particular, Mission Revival style buildings should be designed to be less prominent than the Mission San Jose (Figures 25 and 26).
- b) Landscape also is part of the existing context, and new development projects should be equally responsive to landscape context, particularly with regard to courtyards and streetscape character.

7.2 Arcades and Balconies

- a) Pedestrian arcades and second story balconies are encouraged for building elevations facing courtyards and may be used facing the street.
- b) Pedestrian arcades and second story balconies incorporating post and beam construction for courtyard frontage should be used with Mission Revival style buildings (Figure 27)



Figure 25. A stair tower provides visible access to office space on both the first and second floors of this Mission Revival style building.



Figure 27. Mission Revival style arcades and balconies provide shade, reduce the need for interior circulation, reduce heat gain, and enhance the pedestrian character of the District.

7.3 Corporate Franchise Imagery

Corporate design imagery, such as that used for national franchise businesses is prohibited unless building forms, materials, signs, logos, colors, and other identifying features are made compatible with the overall design character of the district.

8.0 COMMERCIAL FACADES

Intent:

The intent of the guidelines and regulations for commercial facades is to promote a lively, active business district. Buildings that have commercial uses visible from the street are defined as having commercial facades.

8.1 Entrances

- a) Commercial facades should include entrances to ground floor commercial space and windows for either display purposes or to allow visibility into ground floor commercial space (Figure 28).
- b) Corner located entries for storefronts are encouraged, especially where such a corner is adjacent to a courtyard.
- c) In multi-tenant buildings, entrances to commercial space and other ground floor uses should be located so that they are directly accessible from the public sidewalk or courtyard rather than from a common, internal lobby or hallway.

8.2 Access to Second Story Commercial Space

Exterior stairs that provide visible access from the street frontage are encouraged for buildings with second story retail, service or office uses.

8.3 Door and Window Systems

- a) Entry doors should be glazed according to building code requirements and should be made of substantial, sturdy materials such as solid wood or steel. Aluminum, “narrow line” frame door systems should not be used.
- b) Display windows should be provided for ground floor commercial space, and window systems for commercial facades, as with entry door systems, should be made of substantial, sturdy materials. Again, “narrow line” aluminum window systems should not be used. Glazing for ground floor windows should be clear or only slightly tinted to allow full visibility into ground floor commercial space.
- c) Windows in masonry and stucco walls should be recessed, with expressed window heads and sills.



Figure 28. This commercial building on Washington Boulevard has generous display windows with multiple panes, clear signage, and an awning-like roof that gives weather protection and shade to pedestrians.

8.4 Security Grilles

Where permitted by applicable building and fire code regulations, fixed or sliding security grilles may be used for doors and windows and shall be located on the interior side of the openings.

8.5 Electrical Boxes, Conduits and Switch Boxes

All electrical boxes and conduits, including those belonging to utility companies and public agencies, should be concealed from public view.

8.6 Awnings

- a) Awnings are primarily for shade and weather protection and are encouraged where they enhance the pedestrian environment. They should be designed to relate to awnings on adjacent buildings and should not conflict with street trees or other streetscape elements in the public right-of-way (Figure 29).
- b) Awnings shall not extend more than 5 feet over the public right-of-way and shall maintain an 8 foot clearance.

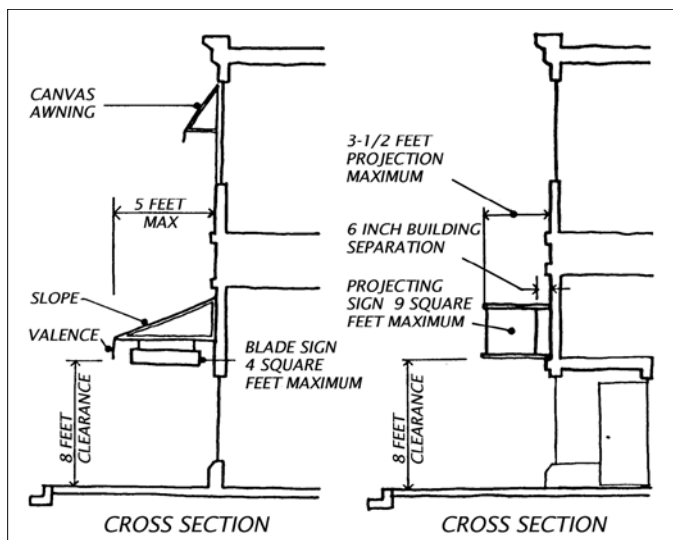


Figure 29. New commercial facades should incorporate awnings except where they conflict with projecting signs.

c) Awnings should slope downward at a straight angle and should not be rounded or curved in shape (Figure 30).

d) Awnings over second story windows are acceptable, provided that they do not cover more than half the height of the window.

e) Awnings may have a valence or vertical flap. The valence for awnings on ground floor windows should be approximately 12 inches and, for awnings on upper story windows, should be approximately 10 inches. The color and style of upper story awnings should complement street level awnings (Figure 30).

f) Awnings should be made of high quality, durable materials, such as canvas wood or metal. Highly reflective or glossy materials such as vinyl or plastics are discouraged.

8.7 Coordination of Design Elements

The design of ground floor, second story and roof line elements of the commercial building facade should be designed as a harmonious unit, including when exterior changes are being made to an existing building.

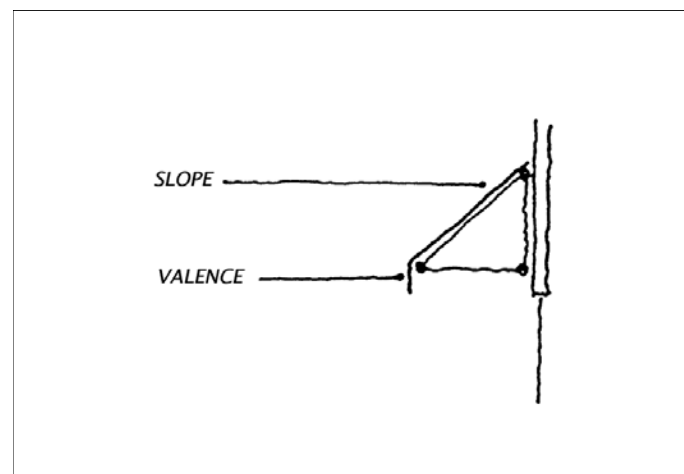


Figure 30. The parts of an awning.

9.0 SIGNS AND LIGHTING

Intent:

Storefront signs in older commercial districts are often legible to both pedestrians and drivers because buildings are typically located at the front property line. In newer shopping centers and strip commercial development, buildings and storefronts frequently are separated from the street by surface parking lots, making large signs necessary for businesses to be visible to passing motorists. The intent of these guidelines and regulations is to promote commercial signs and lighting that have a pedestrian scale while also being visible to drivers passing close by.

9.1 Wall Mounted Signs

Business identification signs, principally designed to identify ground floor businesses, should be sized to fit within the proportions of the building facade and should not crowd the top of a building wall or parapet.

9.2 Fascia Mounted Signs

Signs mounted along a roof fascia should not extend above or below the fascia (Figure 31).

Individual, die cut letters attached directly to the fascia are preferred. Sign boards mounted on the fascia are discouraged. Die cut letters should not exceed the width of the fascia in height and the overall sign area should not exceed 10 square feet.

9.3 Die Cut Letter Signs

- a) Building signs that use individually die cut letters made of such materials as metal or high density plastic mounted directly to the building are encouraged (Figure 28). Die cut letters mounted on signboards which are attached to the building are discouraged, except for historic restorations where this sign type was a significant feature of the building.
- b) Business identification signs using die cut letters should not exceed an overall area of 10 square feet and letter height should range between 8 inches and 15 inches (see Guideline 2.2, b).



Figure 31. Board signs inappropriately extend above and below the roof fascia in this small shopping center.

9.4 Readable Colors and Typeface

Darker letters against a lighter background are encouraged as being generally more readable. Simple lettering styles are preferred to overly fancy or decorative lettering.

9.5 External Illumination

Where illumination is desired for business identification signs, an externally located light source shall be used. Spot lights for building signs and projecting signs shall be oriented or shielded so that the light sources are not directly visible and so that the illumination does not extend to adjacent buildings and, especially, to residences.

9.6 Projecting Signs

- a) Projecting signs which incorporate iconographic imagery are strongly encouraged. Graphic imagery with a subservient text also is encouraged (Figure 32).
- b) Projecting signs shall not be larger than 9 square feet in area and shall project a minimum of 6 inches and a maximum of 42 inches (3 and 1/2 feet) from the face of the building. Such signs shall maintain an 8 foot minimum clearance over the public right-of-way (Figure 29).
- c) Projecting signs shall not be used in conjunction with awnings or canopies.
- d) Projecting signs should be firmly anchored to the building facade with attractive, non-corrosive hardware that is integral to the design of the sign and that does not cause undue damage to the building surface when the sign may need to be changed to accommodate new commercial tenants.

9.7 Blade Signs Under Awnings

- a) Blade signs located under awnings (Figure 29, Guideline 8.6) are considered acceptable where a minimum 8 foot clearance is maintained and where the sign does not exceed 3 square feet in area.
- b) Blade signs may be hung from the awning or mounted on the building. Historically-styled, colorfully



Figure 32. Projecting signs with graphic symbols and simple texts are encouraged.

painted wooden or metal signs with appropriate suspension hardware are preferred.

- c) Blade signs under awnings should not be directly illuminated.

9.8 Signs on Awnings

- a) Signs composed of individual letters painted directly on the fabric should be located on the valance (vertical flap) of an awning facing either a street or a courtyard.
- b) The only type of signage that may be located on the sloping surface of an awning is small graphic symbols or logos unique to a business (Figure 33).

9.9 Signs on Windows

Signs on window areas that use quality materials such as gold leaf or that are etched into the glass are encouraged. The total area of such signs should not exceed 20% of the total window area. Window sign area shall be counted as part of the total allowable building sign area (Article 21, Zoning Ordinance).

9.10 Window Display Lighting

Lighting in display windows shall use concealed or baffled light sources and shall not create uncomfortable glare for pedestrians.

9.11 Fabrication

All commercial signs should be professionally designed and fabricated.

9.12 Directional Signs for Parking Facilities

- a) Directional signs marking entries and exits to customer parking facilities should contain no more than one commercial image, logo, or message, which should be subservient to the identification of the parking entry or exit and a text identifying “customer parking”. Each sign should not be larger than 7 square feet. Each driveway should have no more than one directional sign.
- b) Directional parking facility sign boards and supports should be made of wood materials and should have



Figure 33. The well designed image of a sheaf of wheat on the sloped surface of this awning is an effective sign for this bakery.

individual die-cut lettering or graphics, which can be made of materials other than wood.

- c) Directional signs for customer parking facilities should anticipate that at some point in the future the City may create a parking district and that a unified directional signage program may be developed for public parking facilities. Directional signs for private parking facilities associated with individual businesses are encouraged to maintain a separate, but consistent design motif (see Guideline 4.7c).

9.13 Prohibited Sign Types

The following sign types, when visible from the street, are prohibited for use in the Mission San Jose Historic Overlay District:

- Internally lit, plastic box-type signs;
- Individually illuminated or back lit letters (“halo lighting”);
- Animated, moving, flashing, blinking, reflecting, and revolving sign types;
- Electronic reader boards and other similar sign types;

- Neon signs, including ones located in display windows, unless documented as historic to the building;

- Signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings;

- Signs, other than real estate notices, on vacant or closed buildings;

- Temporary signs and promotional decorations such as pennants and balloons without special permits (holiday signs are excepted), or that remain after a permit period or holiday has passed;

- Political signs that are not removed after election date;

- Signs on privately owned benches;

- Signs using fluorescent materials;

- Changeable copy signs other than for use with a movie or theater marquee and chalkboards or blackboards other than for use with a restaurant or cafe menu board;

- Off-site and general advertising signs (billboards); and

- Private signs on public property.

9.14 Exceptions to Sign Guidelines and Regulations

Exceptions to the above Guidelines and Regulations related to signs may be granted by the Historical Architectural Review Board or other approving agency, based on special circumstances related to the building or lot including size, shape, topography, location or surroundings.

10.0 MATERIALS AND COLORS

Intent:

The specifications for finish materials and colors are an important consideration and the intent of the following guidelines and regulations is to call attention to the role that materials and colors can play in creating a lively and interesting streetscape environment. The guidelines and regulations for materials and colors apply to both commercial and multi-family residential properties.

10.1 Graffiti Resistant Materials

Graffiti removal should be considered in the selection of exterior finish materials, particularly at the ground level.

10.2 Appropriate and Inappropriate Materials and Colors

High quality, durable exterior finish materials and colors compatible with those used for primary historic resources should be used. The following advisory lists are provided for guideline purposes:

10.2.1 Appropriate Materials and Colors for Mission Revival-Derived Style:

a) Building Walls, Windows and Doors

- Concrete and cement plaster (lightly troweled or sand finished);
- New or used structural and face-brick;
- Textured cement plaster finished walls with a variety of compatible colors to articulate building massing;
- Terra cotta;
- Decorative ceramic tile with integral color, as a minor accent;
- Clear glass; and
- Wood frame door and window systems.

b) Roofs

- Concrete or clay tiles;

- Slate, or slate-appearing substitutes; and
- Metal standing seam.

c) Landscape Walls, Fences and Gates

- Cement plaster;
- Synthetic stucco (e.g., “Drivit”);
- Wooden picket; and
- Wrought iron.

10.2.2 Inappropriate Materials and Colors for Mission Revival-Derived Style:

a) Building Walls, Windows and Doors

- Glass block;
- Synthetic stucco when used to create overly built-up elements, such as column capitals;
- Any rough-hewn or rustic material;
- Wood siding or hardboard;
- Baked enamel panels, tiles (except as accents), or other reflective materials;
- “Narrow line” aluminum window and door systems; and
- Pink tint as used on some commercial and multi-family development in the District.

b) Roofs

- Cedar shake;
- Composition shingle;
- Crushed stone; and
- Brightly colored, reflective tile or colored metal standing seam (e.g., orange, blue, etc.).

c) Landscape Walls, Fences and Gates

- Concrete masonry units, unless covered with cement plaster;
- Chain link; and
- Rough sawn or natural wood.

10.2.3 Appropriate Materials and Colors for American Period and Victorian Era Style:

a) Building Walls, Windows and Doors

- Painted horizontal wood shiplap;
- Painted exterior “hardboard” (resembling shiplap);
- Any of the original colors used on Victorian Style buildings in the District, as confirmed by adequate research or field investigation;
- Solid body stained wood siding;
- Clear glass in multi-paned, true mullion (“true divided light”) systems;
- Wood frame window and door systems;
- Cast iron; and
- Functional shutters.

b) Roofs

- Composition shingle; and
- Slate or slate-appearing substitutes.

c) Landscape Walls, Fences and Gates

- Wooden picket; and
- Wrought iron.

10.2.4 Inappropriate Materials and Colors for American Period and Victorian Era Style:

a) Building Walls, Windows and Doors

- Glass block;
- Cement plaster and synthetic stucco;
- “Narrow line” aluminum window and door systems,
- Exterior plywood,
- Brick; and
- Baked enamel panels.

b) Roofs

- Cedar shake;
- Crushed stone; and
- Brightly colored, reflective tile or colored metal standing seam (e.g., orange, blue, etc.).

c) Landscape Walls, Fences and Gates

- Textured cement plaster or synthetic stucco;
- Chain link;
- Rough sawn or natural wood; and
- Any substantially opaque fences except for side and rear yards.

10.3 Change of Materials

Wall materials should be applied to convey solidity. Materials should not change at outside corners or in the same wall plane (Figure 34).

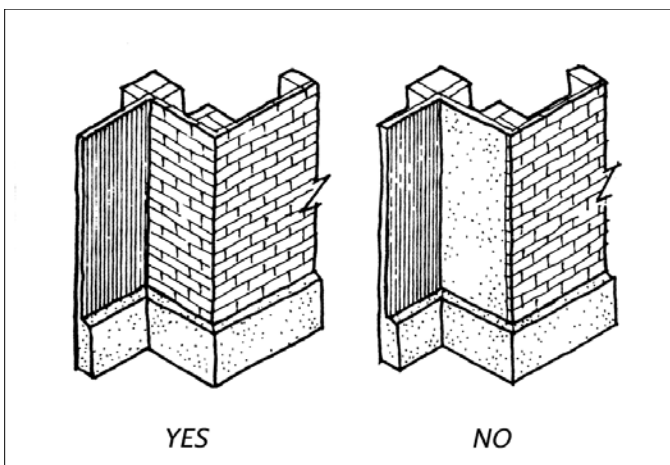


Figure 34. A change in building material should take place at an inside corner.

11.0 LANDSCAPING

Intent:

Landmark trees and established plantings are an invaluable resource for the Mission San Jose District. The intent of the guidelines and regulations for landscaping is to protect and enhance existing trees and plantings, especially through the continued use of established patterns and species. The guidelines and regulations for landscaping apply to both commercial and multi-family residential properties.

11.1 Trees and Plants

- a) The predominant landscaping should utilize trees that are traditionally used in the District, such as California pepper, buckeye, live oak, sycamore, black walnut, almond, olive, and California pepper. Eucalyptus is discouraged.
- b) Non-native, exotic plantings and high maintenance annuals and perennials should be used only in smaller, special accent landscape areas.

11.2 Water Conservation

Project landscaping shall make plant selections in consideration of rates of water consumption. Proposed projects should comply with the Development Policy for Water Conservation for New Developments, adopted by the City of Fremont City Council, Resolution 7866, May 22, 1990.

11.3 Heritage Trees and Plantings

- a) Healthy, mature trees which have a trunk diameter larger than 18 inches dbh (“diameter at breast height,” measured 4 feet above the ground) and/or considered historic to the Mission San Jose District (see item c, below) should be preserved wherever possible. The area within the drip line of heritage trees and plantings also should be protected during any nearby construction.
- b) Where project sites are located adjacent to or near such trees and plantings, the landscape plan for the

project shall incorporate the same or similar varieties of trees and plantings to promote continuity of the established landscape character.

- c) Heritage trees and plantings in the Mission San Jose Historic Overlay District, as currently identified, are included as follows for ease of reference:

- 43300 Mission Boulevard, *Phoenix canariensis* (Canary Island Palm) and *Washingtonia filifera* (California Fan Palm);
- 43500 Block of Mission Boulevard, *Olea europaea* (Olive);
- 43551 Mission Boulevard, *Pinus radiata* (Monterey Pine, five trees);
- 246 Grove Avenue, *Robinia pseudoacacia* (Black Locust);
- Washington Boulevard above Starr Street, *Schinus molle* (California Pepper);
- 650 Washington Boulevard, *Washingtonia robusta* (Robusta Palm)
- 40114 Mission Boulevard, *Olea europaea* (Olive); and
- 39925 Mission Boulevard, *Juglans hindsii* (California Black Walnut).

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RESIDENTIAL PROPERTIES- MSJ NEIGHBORHOOD CONSERVATION AREA

Introduction:

The residential neighborhood bounded by Ellsworth, Anza, Cedar and Bryant Street is one of the oldest residential blocks in the Mission San Jose area (Figure 35a). Until recently, this block was developed primarily with small, one-story single family houses of different architectural styles dating from the late 19th century through the early 20th century. During the last 20- 25 years, many of these houses were demolished and replaced with triplexes and other multifamily housing. This change has seriously eroded the remaining single-family neighborhood character in two major ways. First, the adjacency of larger-scale, two-story multifamily residential units to the surviving single-family dwellings intrudes upon the privacy of these single-family homes. Second, the parking areas for the multifamily housing, located at the front of the lots and adjacent to the street, are threatening to dominate the streetscape. The City Council adopted a set of policy and regulation changes to minimize any further erosion of the historic character of the neighborhood. Those changes include a General Plan Amendment, establishing the single family parcels on the block as a Neighborhood Conservation Area; guidelines and amendments to the Zoning Ordinance, establishing the Historic Architecture Review Board as the approving body for major additions and new dwellings; and staff to be the approving body for minor changes to existing single-family homes, including additions in rear yards. These guidelines and regulations are intended to guide property owners in preparing plans, and approving bodies in reviewing and approving such plans.

Future residential development in this Neighborhood Conservation Area is expressly intended to accommodate both expansion of existing dwelling units and construction of new dwelling units to a maximum of two units per parcel. In place of the open and spacious yard environments that once characterized this neighborhood's residential properties, the present objective is to encourage development of mid-parcel outdoor areas of a somewhat private nature and intimate scale, such as courtyards, screened patios, decks and balconies. Figures 35b and 35c provide illustrative examples of site development plans that could meet the guidelines and regulations discussed in this section.



Figure 35a MSJ Neighborhood Conservation Area

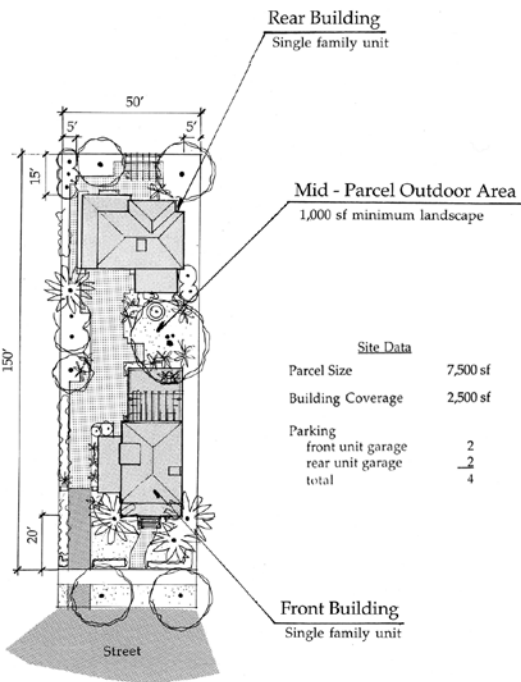


Figure 35b Illustrative site development plan

Alterations to this area’s existing multi-family properties are not specifically addressed by these design guidelines and regulations; however, in recognition of the expressed aim to minimize any further erosion of this neighborhood’s historic setting, the observance of these guidelines and

regulations is strongly encouraged in contexts where they could be appropriately applied when designing and constructing such alterations.

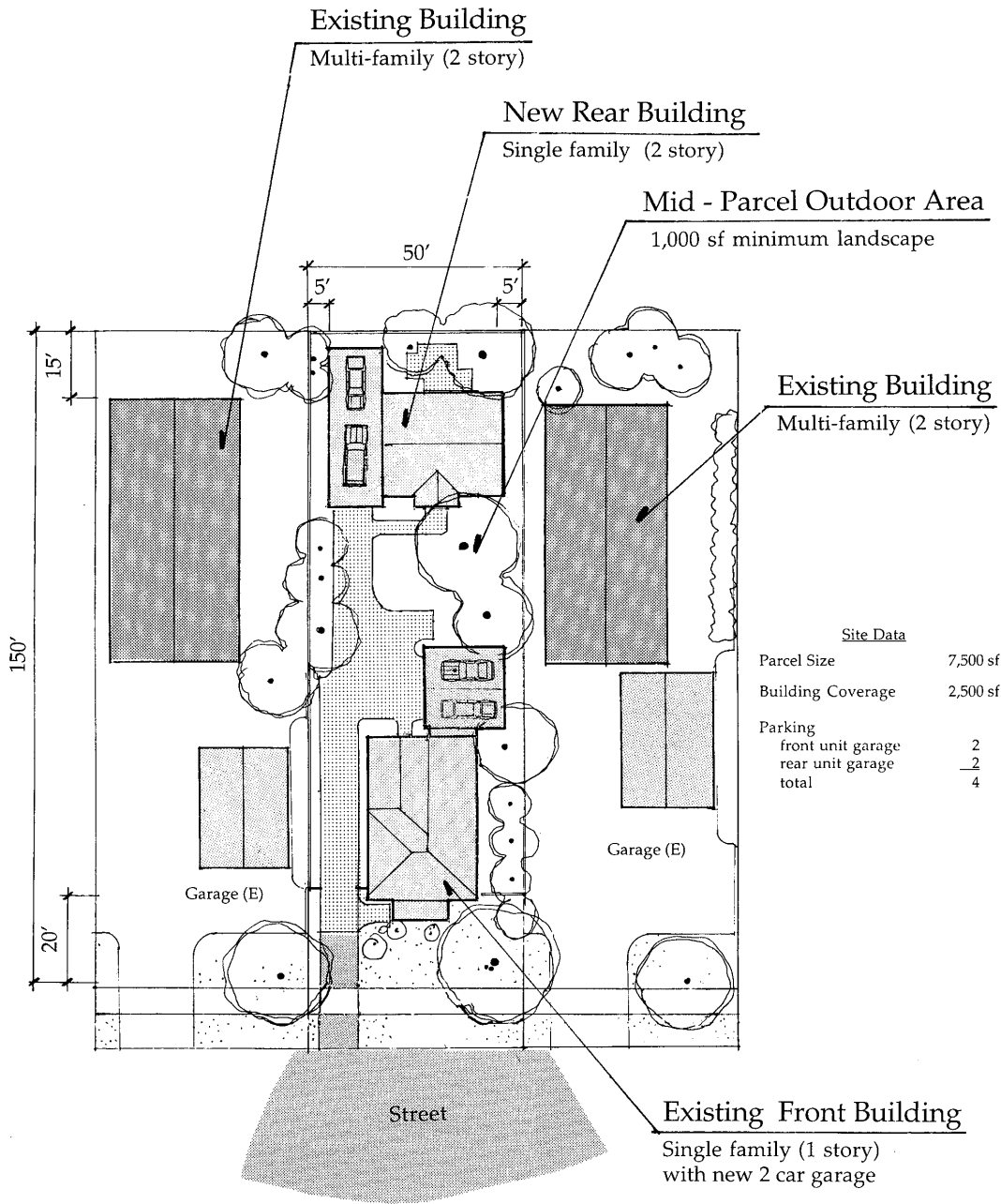


Figure 35c. Illustrative site development plan

1.0 NEIGHBORHOOD COMPATIBILITY

Intent:

This section's guidelines and regulations are intended to promote design solutions for future residential development that emphasize smaller-scale buildings, coherent front yard setbacks, semi-private mid-parcel outdoor areas, and enclosed parking spaces with minimum visual impact. The guidelines and regulations are applicable to alterations and additions to existing single-family residential properties as well as to new construction.

1.1 Unit Mix

Unit types appropriate for this neighborhood include detached single-family dwellings and two-unit (duplex) dwellings.

1.2 Building Height

Buildings shall not exceed two stories or 25 feet in height, as measured to the highest point of the roof.

1.3 Building Coverage

The maximum allowable building coverage on any standard parcel in this neighborhood, including any structure or area designated to accommodate parking or storage of motor vehicles, shall be 2500 square feet. For this neighborhood, a standard parcel measures 50 feet by 150 feet. For smaller parcels, refer to Section 4.0 of these guidelines.

1.4 Front Yard Setback

The minimum front yard setback shall be 20 feet measured from the front property line to the front wall of the residential building. Allowable improvements within front yard setbacks include lawns, landscaping, patios, decks, courtyards or other, similar types of areas designed for active use; walls, fences and screens erected in conjunction with such improvements, and not exceeding four (4) feet in height, are allowed. Parking or storage of motor vehicles within setback is prohibited.

1.5 Side Yard Setback

The minimum side yard setback shall be five (5) feet, measured from the side property line to the nearest wall of a residential building or parking structure. However, adjoining properties may share a driveway located within side yard areas normally reserved for required setbacks, in which case the maximum width of the driveway shall be 10 feet, and the residential buildings located on each side of the shared driveway shall observe minimum setbacks from the driveway of five (5) feet. Parking or storage of motor vehicles within setback is prohibited.

1.6 Rear Yard Setback

For residential buildings, the required minimum rear yard setback shall be 15 feet, measured from the rear wall of the residential building to the rear property line. For parking structures, the required minimum setback shall be three (3) feet, measured from the rear wall of the parking structure to the rear property line, except as follows: if a residential building of an adjoining property already exists within 15 feet of that property's rear property line, then the required minimum rear yard setback for a parking structure of the subject property shall be 15 feet. Allowable improvements within the rear yard setback include lawns, landscaped areas, patios, decks, courtyards or other, similar types of areas for active use. Walls, fences and screens erected in conjunction with such improvements shall not exceed six (6) feet in height. Parking or storage of motor vehicles within setback is prohibited.

1.7 Mid-Parcel Outdoor Areas

Whenever a parcel accommodates more than one detached residential unit, mid-parcel outdoor areas amounting to not less than 1,000 square feet are required. Mid-parcel outdoor areas are to consist of courtyards, patios, decks or other, similar types of outdoor spaces that are appropriately designed and improved specifically for the common enjoyment of inhabitants of adjacent residential units. Private balconies and screened outdoor spaces

of individual residential units do not satisfy this requirement. Any increase in the number of residential units on a parcel that presently possesses a water tower structure will not be subject to the 1,000 square-foot provision of this requirement, so long as the existing water tower structure is retained and maintained on the subject parcel and mid-parcel outdoor areas are otherwise appropriately provided to the extent possible.

1.8 Entries

The front entry to a residential building should be a well-defined, prominent element of a building's front façade. Whenever a front entry is visible from the street, a porch element can accentuate and significantly enhance the character of both the front entry and the front façade. A porch element of a front entry may encroach a maximum of four (4) feet into a required front yard setback.

Side and rear entries to a residential building, while clearly secondary in importance to the front entry, should also be treated as well-defined elements of a building's façade, rather than as mere openings. Overhead projections, landings and decorative framing and trim should be features used to establish presence for such entries.

The illumination of entries and other areas used by residents after dark should contribute to the perceived, as well as actual, security of residential units. At the same time, the placement, field and output of exterior lighting shall be controlled, to prevent illumination of adjoining properties or public rights-of-way.

1.9 Parking or Storage of Motor Vehicles

For each dwelling unit, two enclosed parking spaces are required. Tandem parking within structures or enclosed parking areas is permitted to satisfy this requirement. There is no requirement to provide any additional off-street parking spaces.

For any parcel possessing more than one garage door or enclosed parking space visible from a public right-of-way, substantial screening shall be provided for such additional garage doors or enclosed parking spaces.

Any structure, screening treatment or paved area that is used to accommodate the parking, storage or on-site maneuvering of motor vehicles should be located and designed so that its presence is deliberately down played. Preferred solutions should functionally integrate the parking or storage of motor vehicles with the subject property's residential building(s). The architectural style, building materials, colors and other elements of such structures and areas shall be consistent with like elements of the subject property's residential building(s).

To enhance the livability of mid-parcel outdoor areas, the surface finish of adjacent driveways and turnarounds should consist of paving material other than concrete slab or asphalt coating, such as bricks, stones, exposed aggregate, "grasscrete" or pre-cast, modular paving blocks.

2.0 DESIGN STYLES AND MATERIALS

Intent:

Because of the wide range of dwelling types and styles in this neighborhood, it is more realistic to emphasize themes of amenity and compatibility rather than any particular architectural style, such as the Bungalow or some variation of Mission or Mediterranean Revival. In other words, rather than encouraging, or even suggesting, emulation or replication of features of a particular historical style or period, the intent of the design guidelines and regulations is to promote residential development that achieves two major objectives: first, frontages that emphasize the design quality of façades, entries and landscaped areas; and second, mid-parcel outdoor areas that emphasize the use and enjoyment of courtyards, patios, decks and balconies.

2.1 Single-Unit Character

In those cases where a single parcel accommodates more than one residential unit, each unit should be individually distinguishable, especially when such units are contiguous or adjacent to one another. The placement and design of elements such as entries, windows, chimneys, rooflines and ornament can provide distinction to individual units.

3.0 PRIVACY

Intent:

This section's guidelines and regulations are intended to foster design solutions that respond to the need and the desire for privacy in residential environments, regardless of density or the proximity of neighboring residential or other uses.

3.1 Orientation of Openings, Balconies, and Decks

Doors, windows, balconies and decks -- and especially those that provide outlooks for primary living spaces such as living, dining and family rooms -- should be oriented to a property's front and rear yards, rather than to its side yards, in order to maximize privacy. Respect for privacy extends to the inhabitants of adjacent residential properties, and therefore calls for avoiding second-story openings, balconies and decks that directly overlook or otherwise intrude upon either the indoor or outdoor living spaces of adjacent residential units.

3.2 Landscape Screening

The privacy of primary indoor living spaces, as well as semi-private outdoor areas, should be further protected with use of landscape screening that is appropriately sized and located. Landscape screening should be used to block or reduce objectionable views.

4.0 ADJUSTMENTS AND EXCEPTIONS

It is recognized that existing dwellings might not meet some of the standards established in these guidelines, e.g., an existing dwelling already may encroach into required front and side yard setbacks. Adjustments or exceptions to one or more specific requirements of these guidelines and regulations may be considered with respect to proposed alterations or additions to existing single-family residential properties, when such alterations or additions will nevertheless satisfy the overall objectives and all other specific requirements of these guidelines and regulations. Additions to existing single-family residential property includes construction of a detached second residential unit.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Introduction:

By the nature of the City's designation, all primary historic resources in the Mission San Jose Historic Overlay District are subject to the U.S. Secretary of the Interior's Standards. These standards are mandatory and have been developed to guide work undertaken on historic buildings. In their full scope, they address many actions that may be taken with respect to historic buildings and properties, including acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction.

Rehabilitation is the most applicable action that may occur in the Mission San Jose Historic Overlay District and, therefore, the Secretary's Standards for Rehabilitation (codified in 36 CFR 67) are included in this section of the guidelines and regulations document. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid-program, the Standards for Rehabilitation have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of these Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy. They apply to both the exterior and interior of the building as well as to related landscape features of the site and more general environment. Finally, the Standards also apply to attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

The Secretary of the Interior's Standards for Preservation, Rehabilitation, and Restoration are not adopted as part of the Mission San Jose Historic Overlay District guidelines and regulations document. They are referenced in the bibliography and should be consulted when such actions are required by Primary Historic Resource Properties.

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1.0 THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) *Each* property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Reference: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Revised by Gary L. Hurne, H. Ward Jandl, and Kay D. Weeks. U.S. Department of the Interior, National Park Service, Washington, D.C., 1990.

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2.0 ILLUSTRATIVE GUIDELINES FOR FREMONT REGISTER RESOURCES

Intent:

The intent of the following illustrative guidelines for Fremont Register resources in the Mission San Jose Historic Overlay District is to provide additional direction for use of the Secretary of the Interior's Standards for Rehabilitation. These illustrative guidelines are supplemental only and focus on certain issues that have been identified as being of particular concern in the District. They are not intended to lessen the significance of any of the Standards not specifically addressed by such an illustrative guideline.

2.1 Attic and Basement Space

Existing attic and cellar space may be converted for active uses, including for apartments and offices, provided that any exterior modifications are consistent with the historic character of the building according to the Secretary's Standards.

2.2 Signs

- a) Signboards are considered appropriate for rehabilitated storefronts, however, individual, die cut letters are considered preferable (see Guideline 9.3 for Commercial Properties). If signboards are used, they should be placed within an area framed by existing architectural elements (e.g., above transom windows and between pilasters).
- b) Signboards should not exceed 2 feet in height and approximately 60% of the signboard area should be devoted to lettering. Eight to 15 inch high letters are considered sufficiently large, whether individually cut and mounted or painted onto a signboard.
- c) Signboards should be fabricated from marine exterior plywood and should use high quality, durable finish materials. A narrow molding around the signboard may be used to enhance its appearance.
- d) Surviving historic signs should be retained and restored and the original sign message should not be modified. With supporting documentation, previously existing historic signs may be recreated and used. Historic sign area shall not be counted against the allowable sign area for a commercial property.

2.3 Paint Colors

- a) Original off-white or buff colors should be used for stucco buildings, avoiding the white used on the Mission San Jose as a way to enforce the hierarchy of the Mission as the "heart of the District."
- b) American period and Victorian era structures should use historic colors popular during their period. Although white may be appropriate, period colors are preferred.

2.4 Parking

As stated in the Commercial Property Guideline for Additions (4.7), calculated parking shortages for the square footage and use of a primary historic building do not need to be corrected. Added square footage shall be required to provide parking in compliance with the Zoning Ordinance.

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3.0 REFERENCE BIBLIOGRAPHY

Americans With Disabilities Act (ADA)

California Preservation Foundation, “Preservation for Profit”

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California State Office of Historic Preservation, Resource Documents (916-653-6624):

1. “Certified Local Governments in the National Register Program,” National Register Bulletin 26.
2. “Questions and Answers About CLG Grants from SHPOs, An Introductory Guide,” Pamphlet from U.S. Department of the Interior, National Park Service, Cultural Resources.
3. “Certified Local Government Program, Technical Assistance Bulletin #2, Level of Participation,” California State Office of Historic Preservation.
4. “Certification for Certified Local Ordinances/Local Historic Districts and Certified Local Governments,” California State Office of Historic Preservation.
5. “Model Historic Preservation Ordinance, Certified Local Government Program,” California State Office of Historic Preservation.
6. “Certified Local Governments in the National Historic Preservation Program,” California State Office of Historic Preservation.

City of Fremont Plans and Ordinances:

1. General Plan, Mission San Jose Historic Overlay Zoning District, Primary Historic Resources, 1981, 1987, and 1990.
2. Municipal Code, Articles 18.4, “(H) Historic Overlay District and Historical Architectural Review, 19.1, “Historical Architectural Review Board,” and 19.2, “Historical Resources,” 20, “Parking, Loading Areas and Regulations Pertaining to Vehicle Storage in Various Zoning Districts.”
3. Council Resolution 3401, “Standards and Procedures of the Historical Architectural Review Board (HARB), February 5, 1974.
4. Zoning Ordinance, Article 21, “Sign Regulations.”
5. Unreinforced Masonry (URM) Ordinance
6. Policies for Water Conservation, Resolution 7866, adopted May 22, 1990

McAlester, Virginia & Lee, A Field Guide to American Houses, Alfred A. Knopf, New York, NY., 1990.

State Historical Building Code, The State of California, “Health and Safety Code” Part 2.7, Sections 18950 through 18961.

State Historical Building Code, “Alternative Handicapped Provisions,” Chapter 8-13.

The Secretary of the Interior’s Standards for Historic Preservation Projects With Guidelines for Applying the Standards, W. Brown Morton III and Gary L. Hume, 1976; revised and expanded by Kay D. Weeks and Gary L. Hume, 1983; further revisions by Gary L. Hume, Kay D. Weeks and H. Ward Jandl following public comment period, 1992.

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, codified in 36 CFR 67, 1990. It should be noted that the minor revisions to the Standards for Rehabilitation will not affect their application so that a project, which was previously acceptable, would continue to be acceptable.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, Kay D. Weeks and Anne E. Grimmer, 1995 (a revision of the 1992 volume).

U.S. Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services Technical Briefs specific to Mission San Jose District issues. These and other briefs are available from the State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001 (916-653-6624):

1. Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
14. New Exterior Additions to Historic Buildings: Preservation Concerns
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
25. The Preservation of Historic Signs
27. The Preservation and Repair of Architectural Cast Iron
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
35. Understanding Old Buildings: The Process of Architectural Investigation
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry

RESIDENTIAL SITE DEVELOPMENT GUIDELINES
AND
DESIGN TERMS OF REFERENCE
for
BRYANT STREET NEIGHBORHOOD
CONSERVATION DISTRICT



Prepared for
COMMUNITY DEVELOPMENT DEPARTMENT
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30 MARCH 2006
Revised to include HARB recommendations as of June 1, 2006

RESIDENTIAL SITE DEVELOPMENT GUIDELINES
AND
DESIGN TERMS OF REFERENCE

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Appendix:
State of California Historic Property Forms DPR 523A
and 523L for 246 Grove Avenue and 288 Grove Avenue.

Note:
Italicized text on pages 4, 6, and 7 reflects revisions recommended by HARB at its meeting of June 1, 2006.

RESIDENTIAL SITE DEVELOPMENT GUIDELINES
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Introduction

This report presents development options for certain properties bounded by Grove Avenue, Bryant Street and Anza Street, with the twofold objective of creating a Neighborhood Conservation District and providing guidelines for its implementation. A site visit and tour of the subject properties and neighborhood was made in November 2005. The Design Terms of Reference in this report also are instructive for making improvements to parcels located within the adjacent Neighborhood Conservation District Subarea C-3.

Residential Site Development Guidelines

The historic residential neighborhood bounded by Grove Avenue, Bryant Street and Anza Street is semi-rural in nature, with character-defining views of the hills and surrounding landscape. Small, one-story single family houses of different architectural styles characterize this neighborhood. This is not a place for the development of self-important *trophy* houses. The prevailing tradition of this historic neighborhood is of informal, vernacular construction.

Site Data for Parcels 46, 47-1, 48-1 and 52.

(These site data also apply to Parcel 40 if subdivided into two parcels, each measuring 50' x 100'.) See Figures 1, 4 and 5 for illustrative examples of site development of these parcels.

Parcel Size	5,000 square feet
Building Height	Not to exceed two stories or 25 feet in height, as measured to the highest point of the roof, from natural grade.
Building Coverage	1,400 square feet maximum
Front Yard Setback	20 feet
Side Yard Setback	5 feet
Rear Yard Setback	25 feet
Parking or Storage of Motor Vehicles	2 vehicles (covered spaces)
Driveways	800 square feet maximum

RESIDENTIAL SITE DEVELOPMENT GUIDELINES
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Site Data for Parcels 41, 48-3, 49, 50 and 51.

See Figures 1, 2 and 3 for illustrative examples of site development of these parcels.

Parcel Size	7,500 square feet
Building Height	Not to exceed two stories or 25 feet in height, as measured to the highest point of the roof, from natural grade.
Building Coverage	2,500 square feet maximum
Front Yard Setback	20 feet
Side Yard Setback	5 feet
Rear Yard Setback	15 feet
Parking or Storage of Motor Vehicles	2 vehicles (covered spaces)
Driveways	1,100 square feet maximum

Design Terms of Reference

Building Programs

Future residential development should maintain the small scale, residential character of the neighborhood in ways that also maintain its semi-rural features, open views, and historic setting. The historic setting should be preserved so that its character-defining features are not obscured, damaged or destroyed.

Examples of desirable character-defining features exhibited by residential properties in the neighborhood and elsewhere are provided in this report under the heading: Character-Defining Features Illustrated.

In all cases, the design of new structures should be considered in terms of their relationships to the site and to neighboring structures.

Houses

New houses should be modest in scale and presentation. They should also respect the relatively small scale of the parcels and adjacent properties by retaining open space and through views to the surroundings, and by minimizing mass and bulk. Structures should be rectilinear in plan with protrusions for porches and bays, and should be oriented parallel to the property lines.

Openings in the house should generally be vertically oriented. *Roof pitch of new residential construction should be compatible with the prevailing roof pitch of existing homes in the area.* Roof forms should express the concepts of entry and shelter. *Detailing and ornamentation should be modest and cohesive, consistent with local historic vernacular architecture. Accordingly, re-creation, imitation, referencing, or mimicking of historic styles or periods of architecture is to be avoided.*

All structures should be designed to avoid monumental or massive buildings that are out of character or out of scale with their setting. Buildings should not have large expanses of a material on a single plane. Sizable roof overhangs (exceeding reasonable requirement for sun screening), decks and upper story cantilevers should be avoided if the resulting building form unnecessarily increases the bulk of the structure. Front porches are strongly encouraged.

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Corner lot at Grove and Bryant. Mature planting and highly transparent fencing contribute to semi-rural character of the neighborhood.



Existing house on Bryant exhibits small scale, painted wood materials and simple residential detailing. Planting allows views to neighbors and hills beyond. Planting and landscaping are informal.

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Buildings and site work should be of colors that minimize the visual impact of development, blend with the existing land forms and plant materials, are compatible with others in the neighborhood, and do not attract attention to themselves. Colors should be selected to minimize contrast and glare.

Materials

In general, materials and finishes should be simple and modest, but may be combined to create shapes and profiles to minimize large expanses of single materials, and to add shadow lines and architectural interest.

Exterior Trim and Siding

Siding and trim should be painted wood.

Roofing

Clay and cement tile roofing is inappropriate, and therefore should not be used. Roofing may include asphalt composition shingles or fire-retardant treated wood shingles. *Roof penetrations and roof-mounted equipment (e.g., skylights, sewer vents, appliance chimneys) should be located on roof locations that are not conspicuous from street frontages and other publicly-accessible right of ways.*

Windows

Windows should be painted wood, and generally operable to maximize opportunities for natural ventilation. Glazing must be clear. Reflective or tinted glass is not permitted.

Doors

Doors should be painted wood. Avoid plain flat single-panel doors and ornate or beveled glass lights. Paneled doors are encouraged, but highly ornate or *fancy* doors are inappropriate.

Garages

Garages should be detached and separated from the main house and set back from the front of the house. Garage doors can utilize a single opening to facilitate ease of parking, but proportions should be considered carefully. Detailing to resemble paired garage doors is encouraged. By contrast, a wide rectangular, horizontally oriented single garage door, which has a more modern suburban feel, would be incompatible with this neighborhood.

Driveways

Driveway paving materials should be compatible with the semi-rural character of this neighborhood. Asphalt and concrete and other impervious surfaces are to be avoided.

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Bricks or cast unit pavers have an inappropriate formal character and should not be used. Instead, use decomposed granite, gravel or other loose or soft paving materials.

Fences

Separations and screening between properties can be achieved by planting and fences, but walls are not permitted. Fences at street frontage are not encouraged, but where necessary, should be low (less than 4'-6" high) and maximize transparency, such as a picket fence. Fence material should be wood. Landscape walls of brick or stone are not permitted. Fences between adjoining parcels should avoid blocking views and should be as low as possible, and also should maximize transparency by staggering solid boards, employing a design that provides slots and gaps between fence members. *Chain link fences are not permitted.*

Fences that adversely impact the existing neighborhood character are to be avoided. Fences should be designed and located to neither block vehicle and pedestrian sight lines nor inhibit through views to the distant hills. Fences should be designed to be compatible with the character-defining features of the neighborhood's residential structures and the historic semi-rural setting.

Exterior Lighting

Appropriate exterior lighting may be provided for security and safety. Exterior lighting should be designed to conserve energy and to eliminate glare or annoyance to adjacent properties or public areas. Primary light sources should be shielded and directed downward. Lamps should be of a minimal wattage and have a warm light color. Highly polished or stylized light fixtures are inappropriate.

Plant Materials

Plant materials may be used to achieve desired shade, screening and privacy. Avoid wide expanses of lawn that spread edge to edge, and break up any large areas of turf with planting or paths. Consideration should be given to plant selections emphasizing native and drought-resistant species. Shade trees and fruit trees that recall earlier orchards are encouraged. Landscape plans and materials should be compatible with the character of the site, and therefore should avoid large expanses of impervious areas or hard materials.

Screening and landscaping should not be used as a substitute for good architectural design. Landscape plans should take into consideration the future impact the new planting may have in obstructing views to or from adjacent dwellings or enjoyment of the neighborhood's semi-rural setting.

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Existing Bungalow on Bryant Street. Note landscape screening, unpaved driveway, detached garage, open porch, simple forms and massing, and painted wood details and trim.

Character-Defining Features Illustrated

SHAPE & FORM: Modest scale and simple, rectilinear shapes. Covered porch at front. Small-scale residential feeling.

OPENINGS: Rectangular and generally vertically oriented or grouped together.

ROOF & RELATED FEATURES: Moderate pitch with exposed rafter ends at eaves.

PROJECTIONS: Covered porch at front. Steps and awnings at entries.

TRIM: Simple profiles of painted wood.

SETTING: Semi-rural feeling. House is set well back from front and is screened from neighbors through mature planting. Minimum of impervious paved surfaces.

MATERIALS: Painted wood siding and trim. Painted wood doors and windows.

CRAFT DETAILS: Simplified Mission Style columns and trim.

GARAGE & DETACHED STRUCTURES: Set back and separated from main structure. Garage door is appropriately scaled and detailed.

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Existing house on Bryant Street. Note semi-rural character, views to hills and neighbors, low, highly transparent picket fence, open porch, small scale of massing, simple forms, wood siding and trim.

Character-Defining Features Illustrated

SHAPE & FORM: Modest scale and simple, rectilinear shapes. Covered porch at front entry. Small-scale residential feeling.

OPENINGS: Rectangular and generally vertically oriented or grouped together.

ROOF & RELATED FEATURES: Moderate pitch with simple gutters and eaves.

PROJECTIONS: Covered porch at front.

TRIM: Simple profiles of painted wood.

SETTING: Semi-rural feeling. House is set back from front. Minimum of impervious paved surfaces. Open views to hills beyond. Landscaping is informal.

MATERIALS: Painted wood siding and trim. Painted wood doors and windows. Asphalt composition shingle roofing.

CRAFT DETAILS: Simplified Cottage details and trim.

RESIDENTIAL SITE DEVELOPMENT GUIDELINES
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Two-story house. Note modest character, open porch, small scale of massing, simple forms, wood siding and trim.

Character-Defining Features Illustrated

SHAPE & FORM: Modest scale and simple, rectilinear shapes. Covered porch at front entry. Small-scale residential feeling. Second story is skillfully laid out to minimize height and bulk.

OPENINGS: Rectangular and generally vertically oriented or grouped together.

ROOF & RELATED FEATURES: Gable ends and shed roof over porch. Moderate pitch with simple gutters and eaves.

PROJECTIONS: Covered porch at front.

TRIM: Simple profiles of painted wood.

SETTING: House is set back from front. Minimum of impervious paved surfaces. Landscaping is informal.

MATERIALS: Painted horizontal wood siding and trim. Painted wood doors and windows. Asphalt composition shingle roofing.

CRAFT DETAILS: Cottage or Arts and Crafts details and trim.

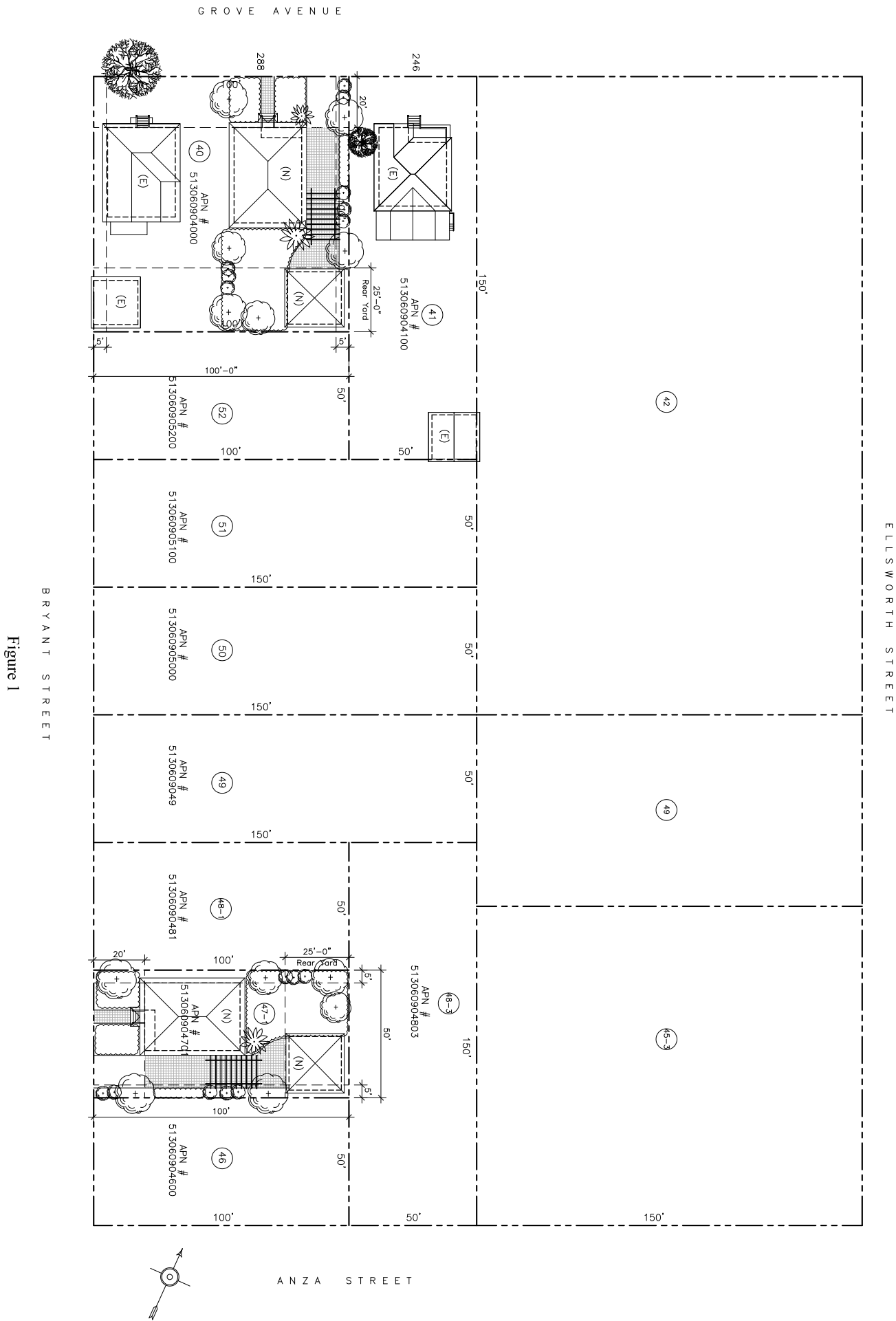


Figure 1

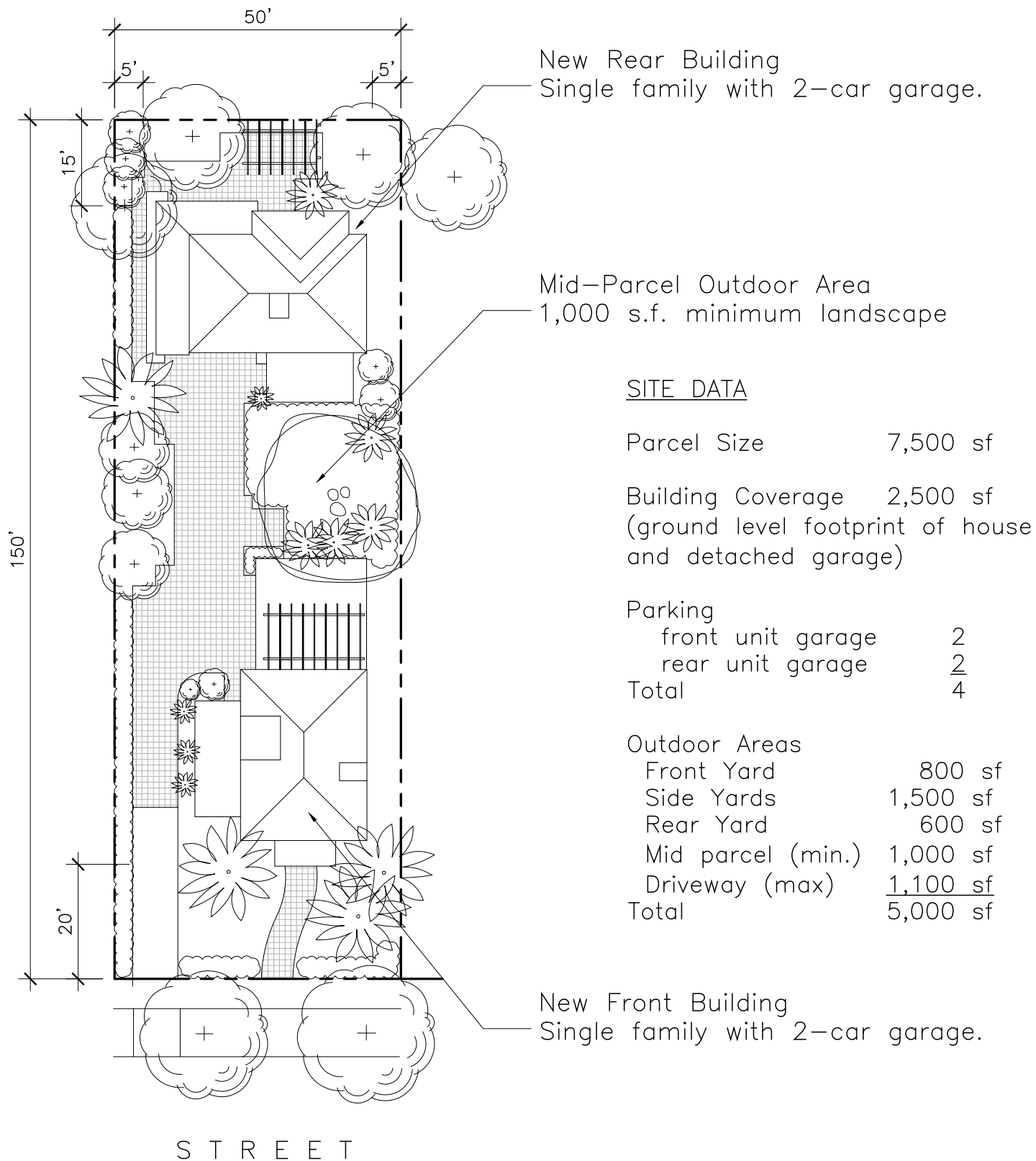


Figure 2

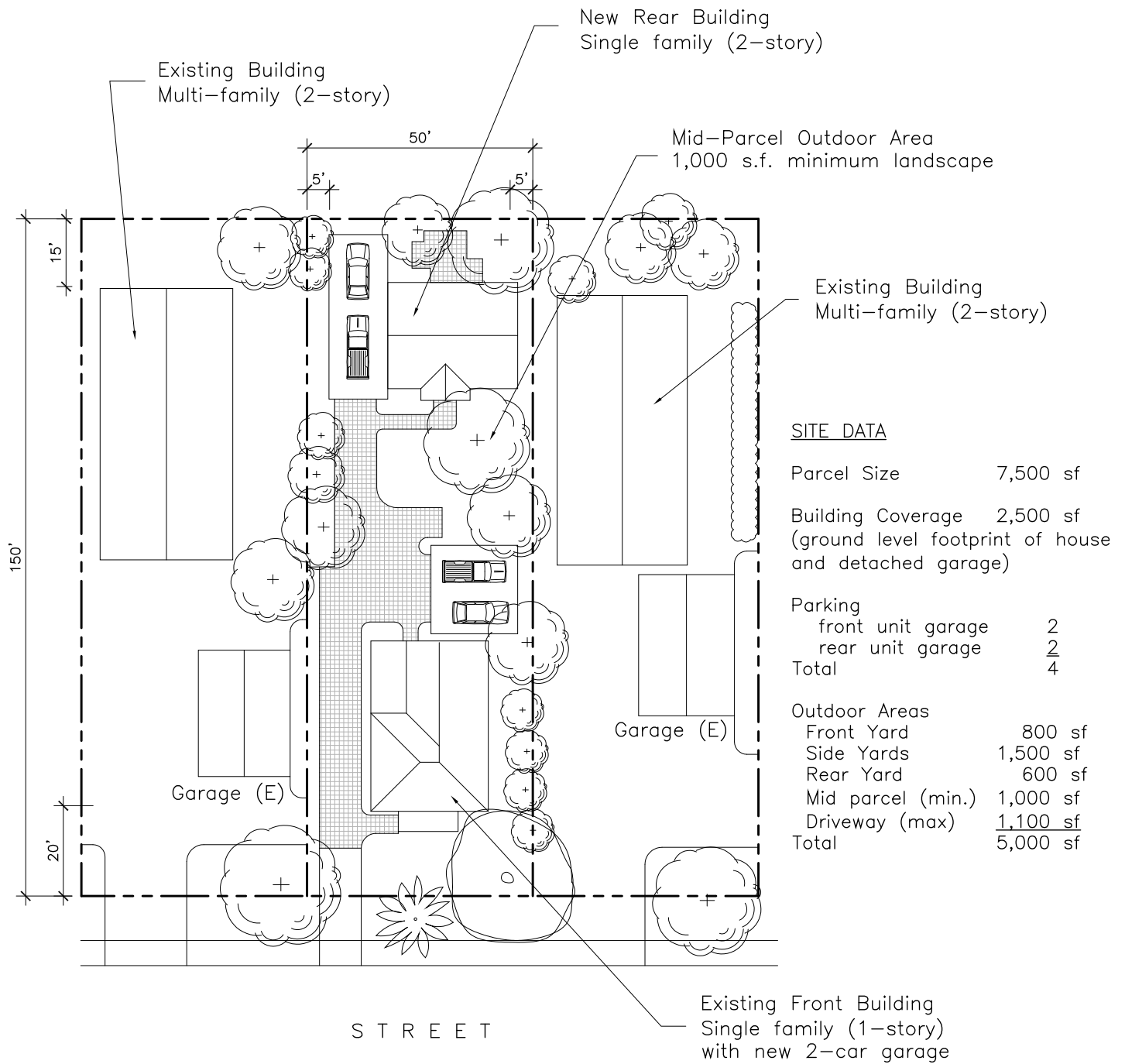


Figure 3

SITE DATA

Parcel Size 10,000 sf

Building Coverage 1,400 sf (add'l)
(Ground level footprint of house
and detached garage)

Parking 2 cars (add'l)

Outdoor Areas (add'l)

Front Yard 800 sf

Side Yards 1,000 sf

Rear Yard/Lndsc 1,000 sf

Driveway (max) 800 sf

Total 3,600 sf

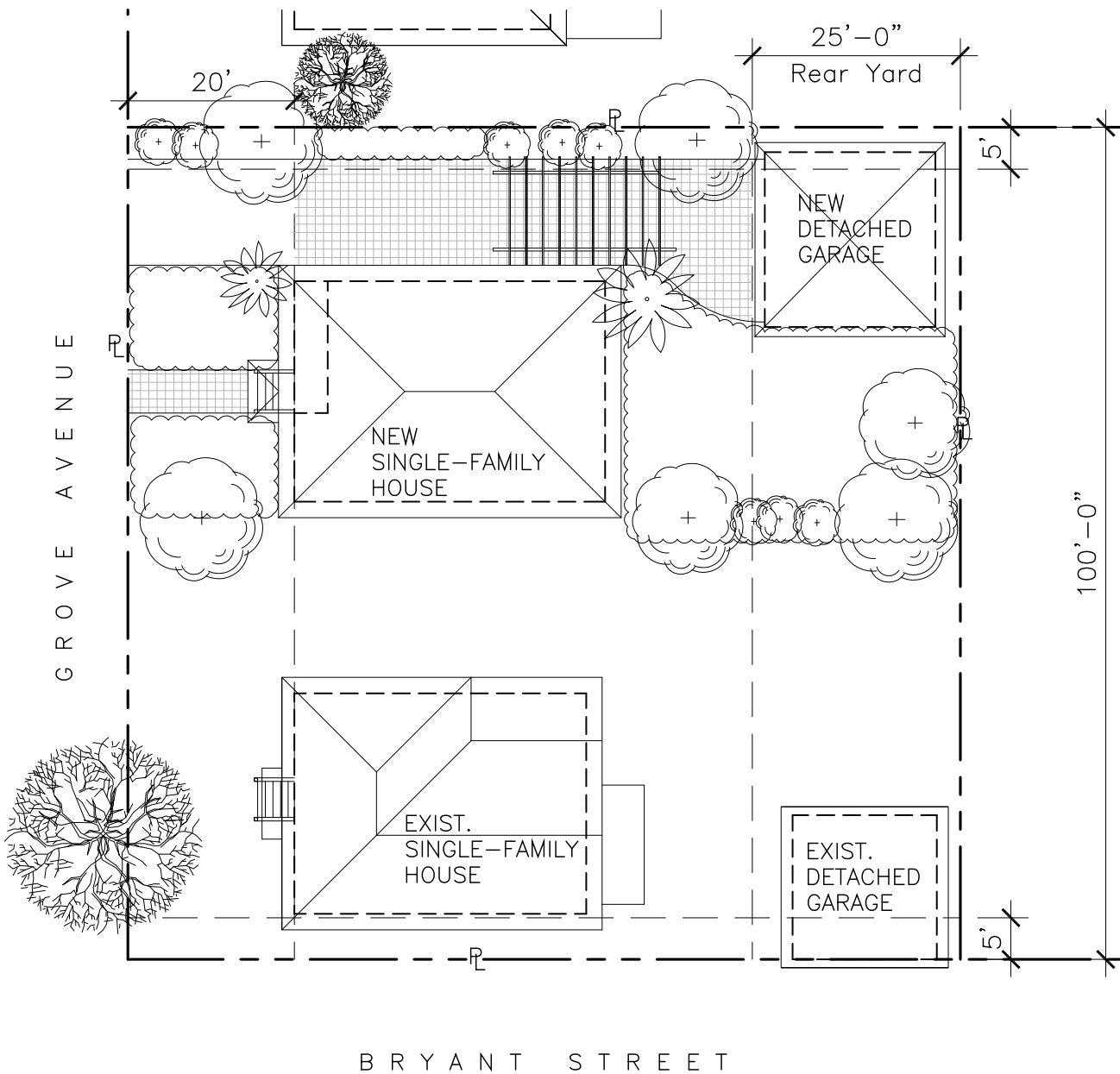
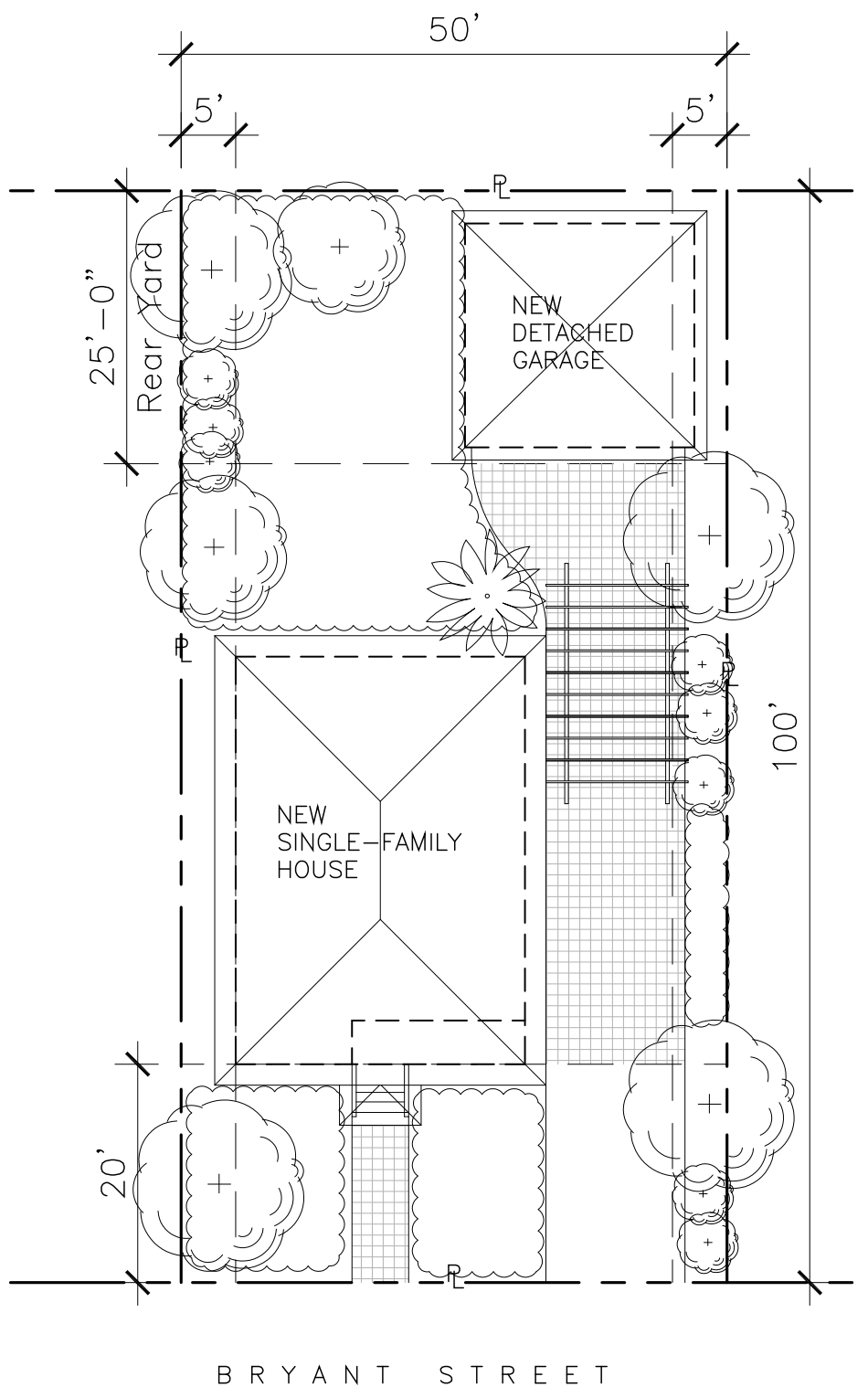


Figure 4



SITE DATA

Parcel Size	5,000 sf
Building Coverage (ground level footprint of house and detached garage)	1,400 sf
Parking	2 cars
Outdoor Areas	
Front Yard	800 sf
Side Yards	1,000 sf
Rear Yard/Lndsc	1,000 sf
Driveway (max)	<u>800 sf</u>
Total	3,600 sf

Figure 5

